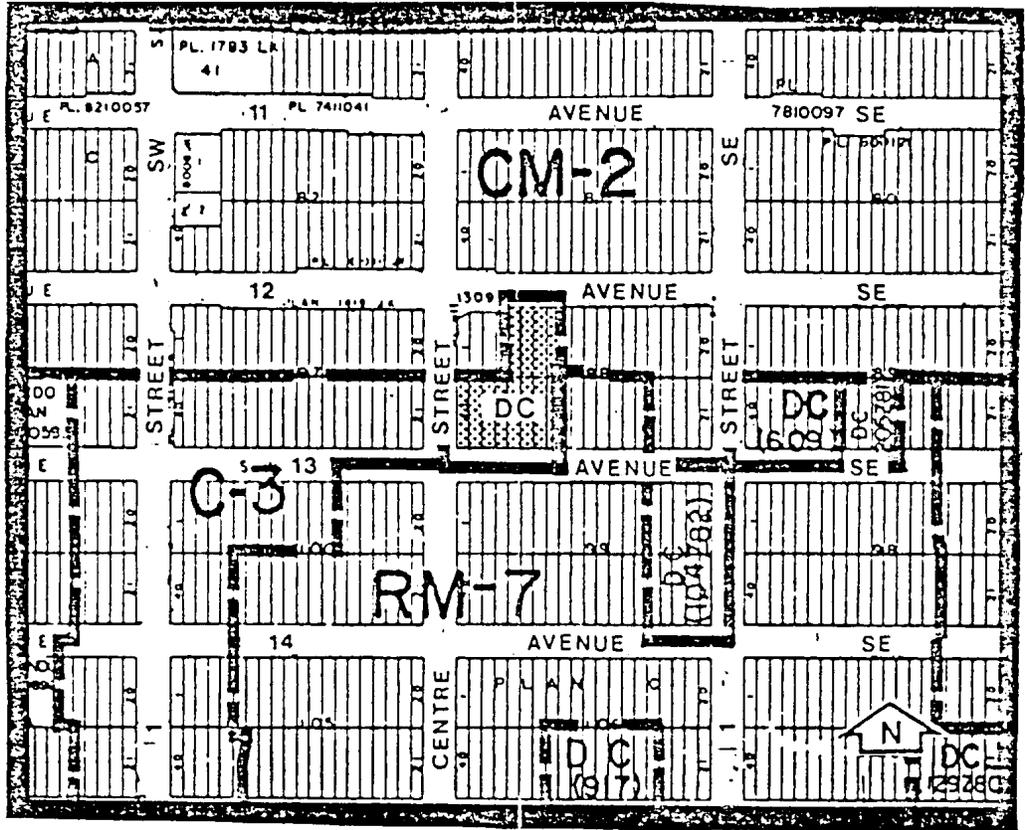


Amendment No. 82/191
Bylaw No. 25Z83
Council Approval: 12 March 1983

SCHEDULE B



1. Land Use

The land use shall be for permitted and discretionary uses within the CM-2 (Central Business Commercial District).

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of By-Law 2P80 and the Permitted and Discretionary Use Rules of the CM-2 (Central Business Commercial District) shall apply unless otherwise noted below.

(a) F.A.R.

Maximum floor area ratio shall be 8:1. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.

(b) Height

Maximum building height shall not exceed 46 metres (150') at any eaveline (not including mechanical penthouse).

(c) Parking

Parking shall be provided at a rate of 1 stall per 92 m² of net floor area. Of these stalls, 18 stalls shall be provided at grade for use as short-term public parking.

(d) Landscaping

A minimum of 18 percent of the site shall be landscaped to the satisfaction of the Approving Authority. A minimum of 10 percent of the site shall also be provided as landscaped open space, open to the sky at the intersection of 13th Avenue and Centre Street S.E.

(e) +15

Provision must be made for +15 links and systems to the satisfaction of the Approving Authority.

(f) Building Design and Form

Special attention shall be paid to the interface of the buildings with the existing adjacent structure on the corner of 12th Avenue and Centre Street S.E. and the proposed RM-7 development to the south to the satisfaction of the Approving Authority.

(g) Development Plans

Approval of this application does not constitute approval of the development permit. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping, parking and access shall be subsequently submitted to the Approving Authorities as part of a development permit application. In considering such an Application, the Approving Authority shall ensure that the building appearance, site layout and density conforms substantially the drawings presented to City Council on 1984 March 12 during their consideration of By-law No. 25z83.

(h) 13th Avenue Street Scaping

With regard to the at-grade design and landscaping requirements, special attention should be given to the street scaping along 13th Avenue adjacent to the residential area.