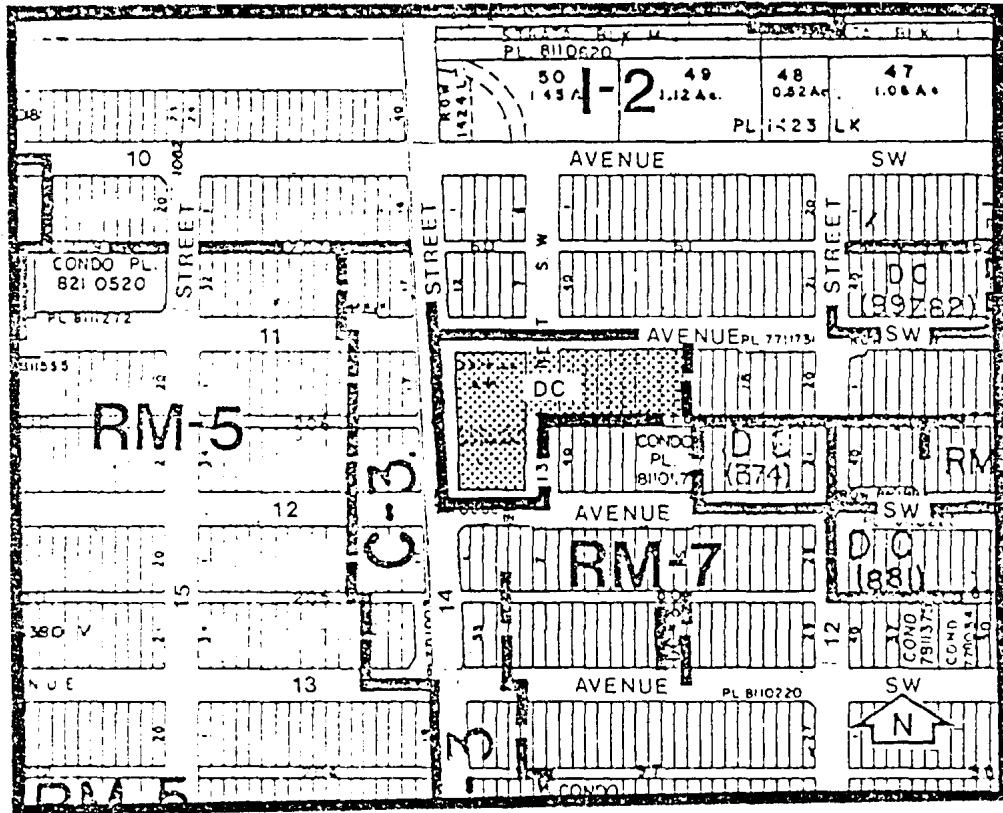


Amendment No. 82/185
Bylaw No. 39Z83
Council Approval: 18 April 1983

SCHEDULE B



1. Land Use

The land use shall be for a comprehensively designed, two building office commercial development which may contain the uses listed in Section 37 of By-law 2P80; C-3 (General Commercial District), excluding dwelling units.

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 C-3 (General Commercial District) shall apply unless otherwise noted below.

a) Height

Maximum building height for the two buildings shall be 17 storeys not exceeding 61 metres at any eaveline (not including mechanical penthouse) for the westerly building, and 11 storeys not exceeding 39 metres at any eaveline (not including mechanical penthouse) for the easterly building.

b) Coverage

Maximum building coverage of the net site shall be 55%.

c) F.A.R.

Maximum floor area ratio shall be 4.94:1. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.

d) Landscaping

Landscaping shall cover a minimum of 45% of the net site area plus any adjoining boulevards. A detailed landscaping plan, including existing vegetation, shall be submitted to the Approving Authority for approval as part of a development permit application.

e) Parking

A minimum of 303 off-street parking stalls shall be provided.

f) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to the Approving Authorities as part of a development permit application. In considering such an application, the Approving Authorities shall ensure the building appearance, site layout and density conform substantially to the plans and renderings submitted to City Council during their consideration of By-law 39Z83.