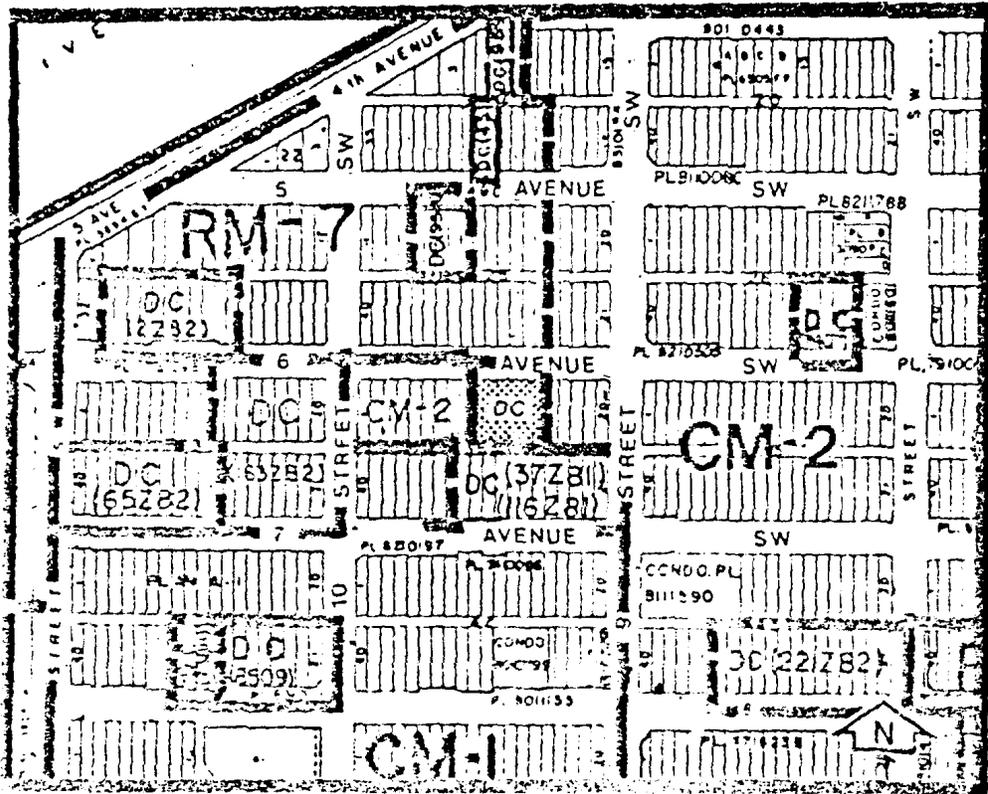


**Amendment No. 82/122**  
**Bylaw No. 71Z83**  
**Council Approval: 14 June 1983**

**SCHEDULE B**



1. Land Use

The land use shall be for a comprehensively designed office building with ancillary retail, recreation and service commercial uses only.

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. Height

Maximum building height shall be 22 storeys not exceeding 84 metres at any eaveline (not including mechanical penthouse).

b. F.A.R.

Maximum floor area ratio shall be 12.9:1. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.

c. Landscaping

Landscaping shall cover a minimum of 24% 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.

d. +15

Provision must be made for +15 links and systems to the satisfaction of the Development Officer.

e. Access

No direct vehicular access or egress shall be permitted from or to 6th Avenue.

f. Parking

A minimum of 75% of the parking required under Section 18 of By-law 2P80 shall be provided on site. The difference between the parking provided and that required shall be paid by cash-in-lieu.

g. 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, site layout and density conform substantially to the plans and renderings submitted to City Council during their consideration of By-law 71Z83.