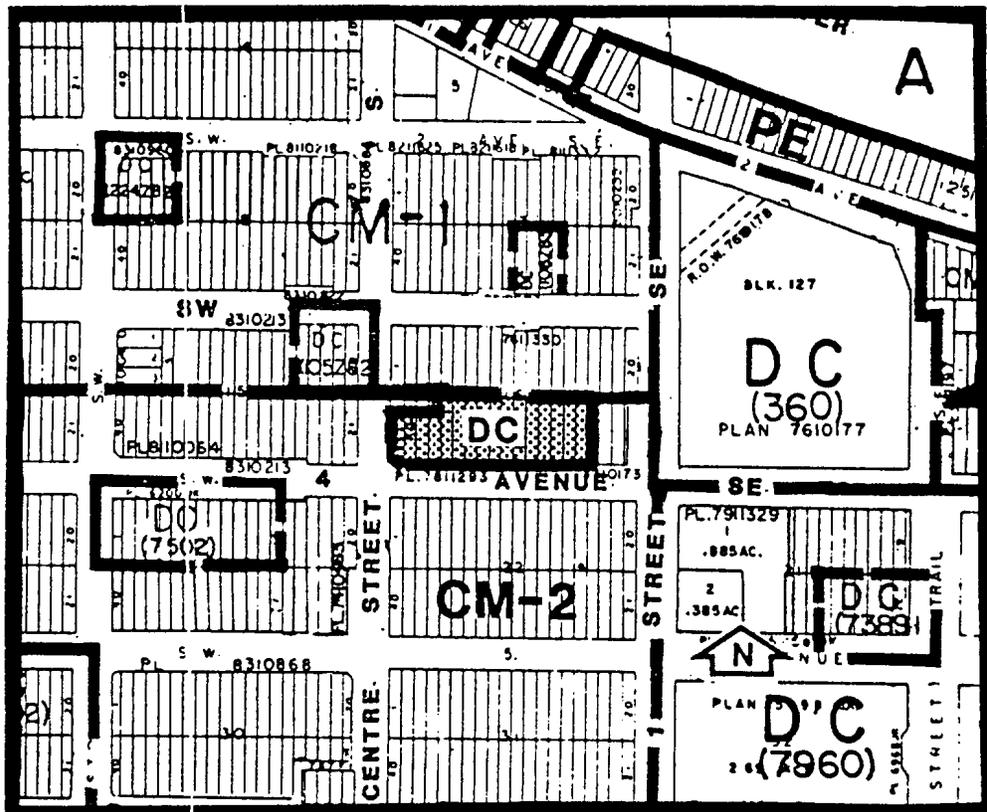


Amendment No. 84/023
Bylaw No. 50Z84
Council Approval: 19 June 1984

SCHEDULE B



A. LAND USE

The land use shall be for a comprehensively-designed development which may include the following uses:

- Amusement Arcades
- Athletic and Recreational Facilities
- Billiard Parlours
- Child Care Facilities
- Commercial Schools
- Cultural, Entertainment and Amusement Facilities
- Drinking Establishments
- Dwelling Units
- Entertainment Establishments
- Essential Public Services
- Financial Institutions (C.U.)

Grocery Stores
Laboratories
Liquor Stores
Medical Clinics
Offices (C.U.)
Parking Lots At-Grade
Parks and Playgrounds
Personal Service Establishments
Private Clubs and Organizations
Restaurants (C.U.)
Retail Facilities (C.U.)
Retail Food Stores (C.U.)
Retail Stores (C.U.)
Signs
Utilities

Notwithstanding Section 11(3)(b) only those uses indicated C.U. shall be afforded certainty of use.

B. DEVELOPMENT GUIDELINES

The general rules for Commercial Districts contained in Section 33 of By-law 2P80, in the Permitted and Discretionary Use Rules of the CM-2 District (as of the date of passage of this By-law) shall apply unless otherwise noted below.

1. Height

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

2. F.A.R.

Maximum floor area ratio shall be 11.2:1. Any floor area totally or partially above the finished grade level shall be included in the F.A.R. calculation.

3. Parking

Parking shall be provided for all commercial uses at a rate of 1 stall per 140 net square metres of development. A maximum of 100% and a minimum of 75% of the required car parking shall be provided on-site unless limiting engineering constraints are demonstrated to the satisfaction of the Approving Authority. Any spaces not provided on site shall be provided through payment of a "cash-in-lieu of parking payment" or provided as alternate off-site parking, all in accordance with the policies of the City in force at the time of application for a Development Permit.

A minimum of 10% of the commercial parking provided on site shall be provided as short term public parking in accordance with the City policy regarding terms and conditions for the provision of such parking in force at the time of application for a Development Permit.

Outside of normal office hours at least 50 commercial parking spaces shall be made available for public parking at times and in a location and form satisfactory to the Approving Authority. Such parking to be provided at the users expense.

4. Plus 15 System

The developer shall build at its sole expense, a specially designed gateway plus 15 bridge incorporating a Chinese motif across Centre Street South which will include stairs to grade adjacent to the bridge. Such bridge shall be provided when any new development occurs on the western half of the site in excess of 3 F.A.R.

The developer shall provide appropriate supports and stairs to grade to accommodate a future plus 15 bridge across 4th Avenue. The development will provide plus 15 walkways in a north/south and east/west direction to the standards for such walkways in force at the time of application for a Development Permits.

5. Amenities

The indoor garden/atrium of approximately 830 m² shall be designed in such a manner that it shall serve as an entranceway and a direct at-grade link to the lands to the north.

6. Improvements to Rights-of-Way

The pedestrian portion of the rights-of-way of Centre Street South and 4th Avenue S.E. adjacent to the site shall be upgraded to the standards and dimensions as specified in the Council-approved Handbook of Public Improvements.

7. Development Plans

Approval of this application does not constitute approval for development permits. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping parking and accesses shall subsequently be submitted to the Approving Authority as part of a Development Permit application.