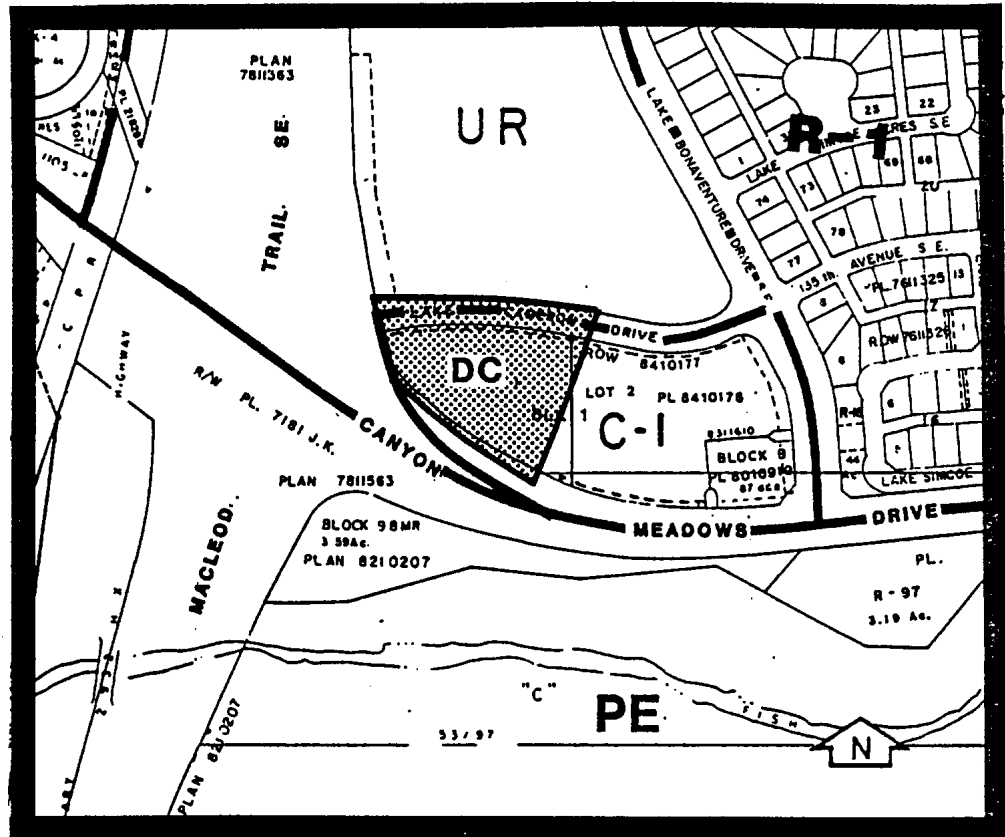


**Amendment No. 84/018**  
**Bylaw No. 54Z84**  
**Council Approval: 23 July 1984**

**SCHEDULE B**



1. Land Use

The land use shall be the permitted and discretionary uses of the C-2 (General Commercial) District of By-law 2P80.

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-2 (General Commercial District) shall apply unless otherwise noted below.

a) Density

Maximum density for the office component shall be in the order of 26,012 m<sup>2</sup> (230,000 sq.ft.)

b) Landscaping

Landscaping shall cover a minimum of 20% 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.

c) Parking

- i) A maximum surface parking area of 20% of the site area to be permitted.
- ii) A minimum of 50% of the total parking requirements is to be provided underground or in a parking structure.

d) Access

Vehicular access to be from the service road only (Lake Cameron Road S.E.).

e) Height

Maximum building height shall not exceed 30 metres.

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.