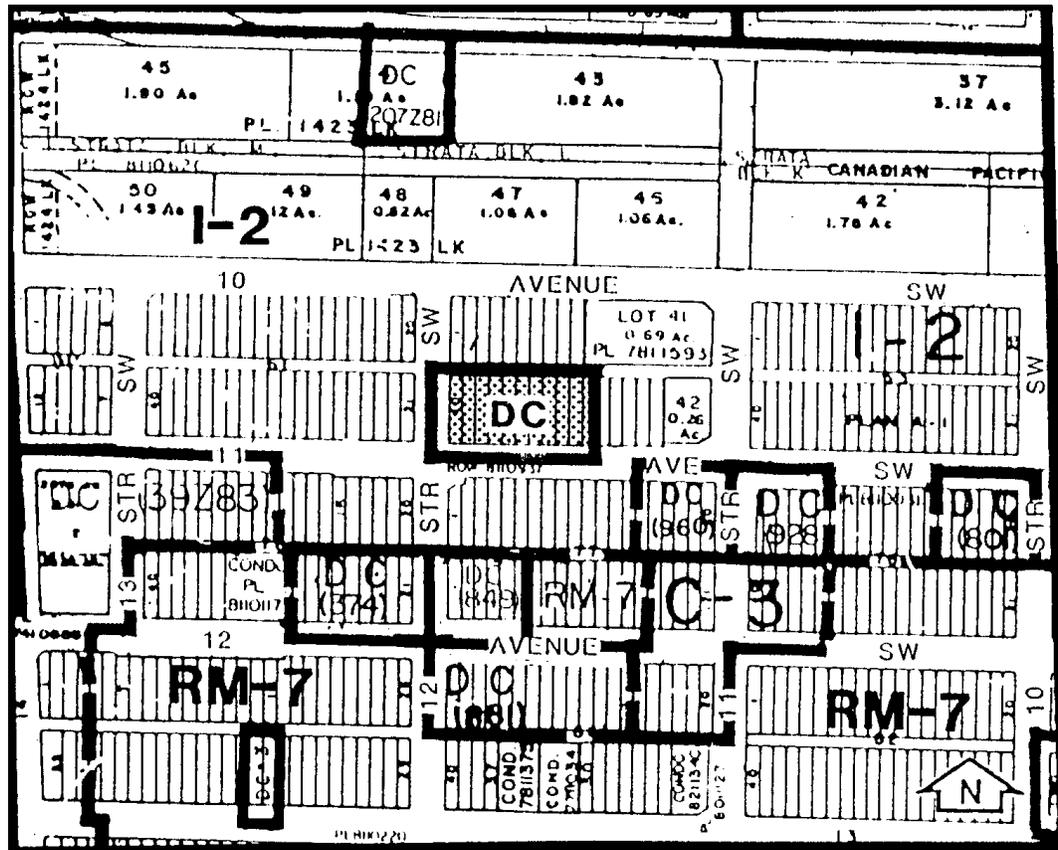


Amendment No. 87/031
Bylaw No. 61Z87
Council Approval: 15 June 1987

SCHEDULE B



1. Land Use
 The land use shall be for an office building with ancillary retail and restaurant uses only. Surface parking and signs may also be temporary discretionary uses.

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) as it existed on 1982, June 14 shall apply unless otherwise noted below.

a) Maximum Building Height

Maximum building height shall be 11 storeys not exceeding 43.0 m± (141 ft.±) at any eaveline (not including mechanical penthouse).

b) F.A.R.

Maximum floor area ratio shall be 5.95:1. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.

c) Landscaping

Exterior landscaping shall cover a minimum of 25% of the gross 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) Project-Related Parking Area

In conjunction with the project, a parking ratio of 1 stall per 95 m² net office, retail, and restaurant space shall be used. Sufficient stalls for the restaurant and retail uses shall be made available and signed for use by the general public after 6:00 p.m. on weekdays and all day on Saturday to the satisfaction of the Approving Authorities.

e) Temporary Surface Parking Areas

As an interim use, the temporary surface parking area shall be designed and developed in conformity with the relevant Council policies and standards to the satisfaction of the Approving Authority.

f) Signage

Any signage on the subject site shall conform with the Sign Appendix (Section 59 of By-law 2P80), with the Approving Authority considering the appropriateness of the signage relative to existing and future uses in this area.

g) +15

Provisions for +15 links and contributions to the +15 fund including construction shall be made to the satisfaction of the Approving Authority.

h) 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 99Z82 (Amendment No. 82/85), except for temporary surface parking in the interim.