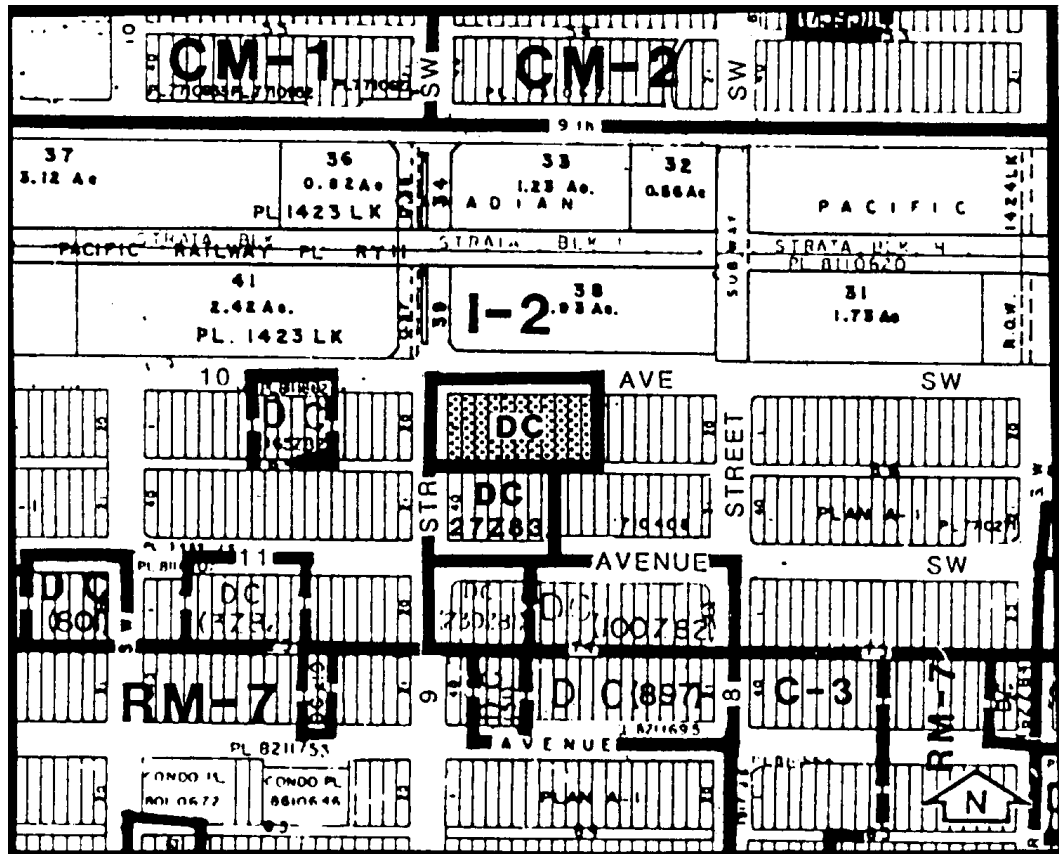


Amendment No. 87/053
Bylaw No. 87Z87
Council Approval: 20 July 1987

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 they existed prior to 1984 October 10 shall apply unless otherwise noted below.

a) F.A.R.

Maximum floor area ratio shall be 8.0:1. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.

b) Height

Maximum building height shall be 19 storeys for the building abutting 10 Avenue and 16 storeys for the building abutting 11 Avenue not exceeding 74 and 63 metres respectively at any eaveline (not exceeding mechanical penthouse).

c) Project-Related Landscaping

Landscaping shall cover a minimum of 43% 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) Project-Related Parking

A minimum of 380 stalls of off-street parking stalls shall be provided underground.

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

The developer shall be responsible for the following +15 system elements:

- i) construct a +15 bridge over 10 Avenue S.W. and stairs to grade, or pay cash-in-lieu if bridge construction cannot commence within 5 years of the date of approval of the Development Permit;
- ii) construct a +15 connection over the re-routed lane to the east as shown on the plans;
- iii) any connections required from the building face to the south-east property line;
- iv) provide supports for the +15 bridge to be constructed over 9 Street S.W. as shown on the plans.
- v) Arcades

Pedestrian arcades shall be constructed on the 10 Avenue and 11 Avenue frontages, to the satisfaction of the Approving Authorities.

h) Lane Closure

The developer is required to acquire the closed lane by paving the difference between the areas of the old and new lane.

i) 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 27Z83, except in the case of surface parking.