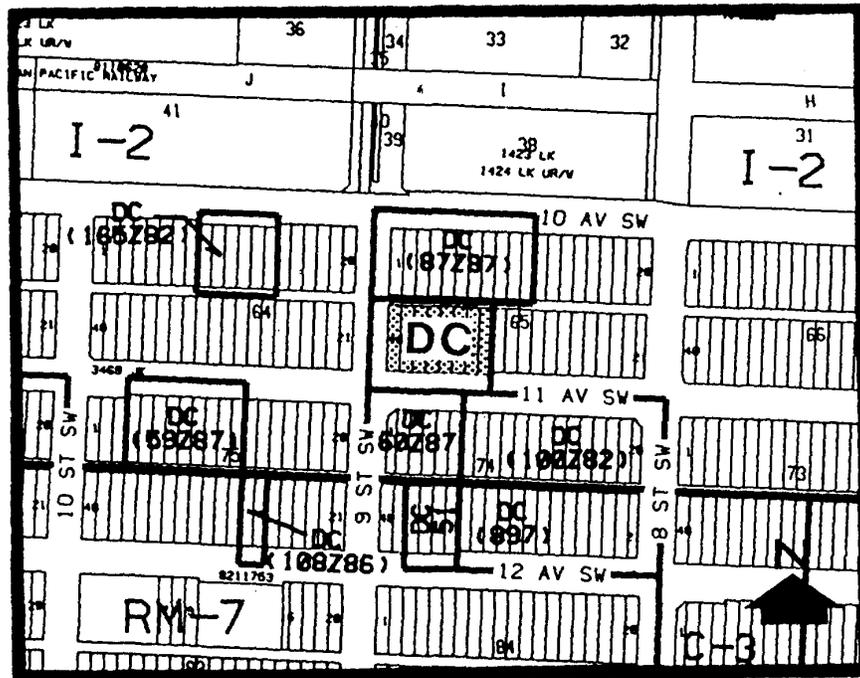


**Amendment No. 90/082**  
**Bylaw No. 115Z90**  
Council Approval: 10 September 1990

**SCHEDULE B**



1. Land Use

The land use shall be for an office building with ancillary retail and restaurant uses only. In addition, the permitted and discretionary uses of the C-3 General Commercial District shall apply as permitted and discretionary uses respectively, within the building existing on the site on the date of passage of this by-law and the design, manufacture and repair of drafting equipment and related products shall also apply as discretionary uses within 1,200 sq. ft. in the building existing on the site or the date of passage of this by-law.

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) 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 including mechanical penthouse).
- c) Landscaping  
Landscaping shall cover a minimum of 43 percent of the net site area plus 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) Parking
- i) A minimum of 380 stalls of off-street parking shall be provided underground.
  - ii) Notwithstanding (i) above, parking for interim uses within the existing building on the site shall be provided in accordance with Section 18 of the Land Use By-law.
- e) +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 for the building face to the southeast property line.
  - iv) Provide supports for the +15 bridge to be constructed over 9 Street S.W. as shown on the Plans.
  - v) Provision must be made for +15 links and systems to the satisfaction of the Development Officer.
- f) Arcades

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

g) Lane Closure

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

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 27Z83.