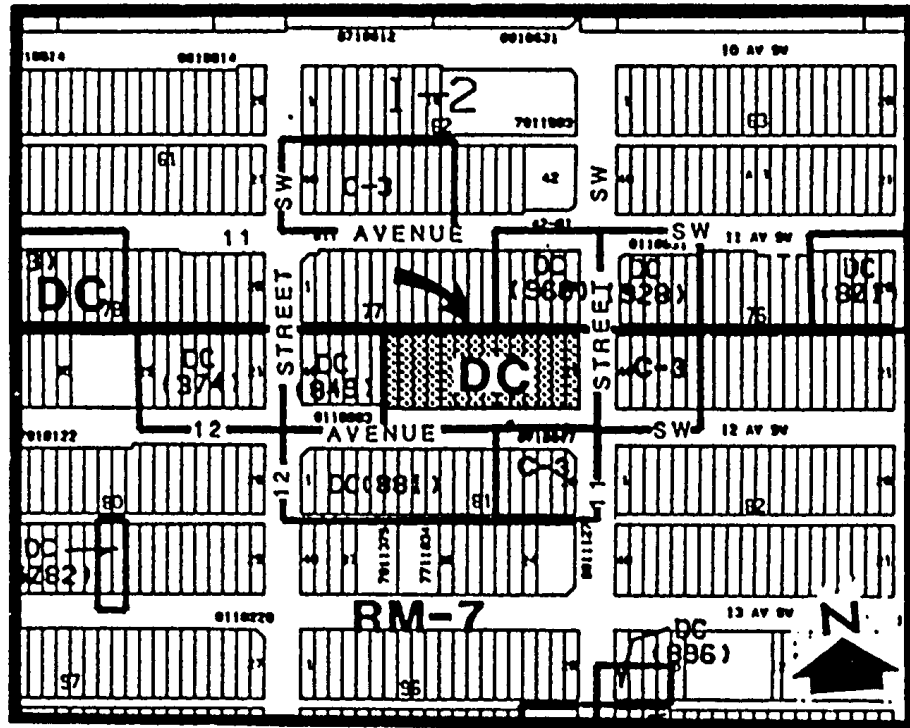


Amendment No. 89/127
Bylaw No. 38Z90
Council Approval: 03 July 1990

SCHEDULE B



1. Land Use

The permitted and discretionary uses contained in Section 32 RM-7 Residential High Density Multi-Dwelling District shall be permitted and discretionary uses respectively with the deletion of the discretionary use of offices and with the addition of the discretionary uses of restaurants, drinking establishments (one only) in the form of a lounge associated with a restaurant, health clubs and must include a daycare 240 m² in size with outdoor play area of and 366.4 m² and community meeting rooms of 278 m².

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of By-law 2P80 and the Permitted and Discretionary Use Rules of the RM-7 Residential High Density Multi-Dwelling District shall apply unless otherwise noted below.

a) Height

Maximum building height shall be 35 and 29 storeys not exceeding 105 metres and 87.5 metres respectively at any eaveline (not including mechanical penthouse).

b) Coverage

Maximum building coverage of the net site shall be 46%.

c) F.A.R.

Maximum floor area ratio shall be 9.7. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.

d) Landscaping

Landscaping shall cover a minimum of 54% 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. A maximum of 15% of this shall be ramps, at-grade parking and service yards.

e) Amenity Area

The minimum private amenity area per unit shall be 5.6 square metres with a minimum dimension of 1.8 metres.

f) Parking

A minimum of 514 off-street parking stalls with 417 tenant parking stalls and 87 visitor parking stalls located below-grade. Ten (10) stalls to be located at-grade for the day care use shall be provided.

g) Access

Access and egress shall be determined at the time of application for a development permit to the satisfaction of the Approving Authority.

h) By-lawed Setback

No building or structure shall be permitted within the 2.134 by-lawed setback on 12 Avenue South and 11 Street West. The owner will be requested to dedicate the setback at the time of application for a development permit.

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 38Z90.