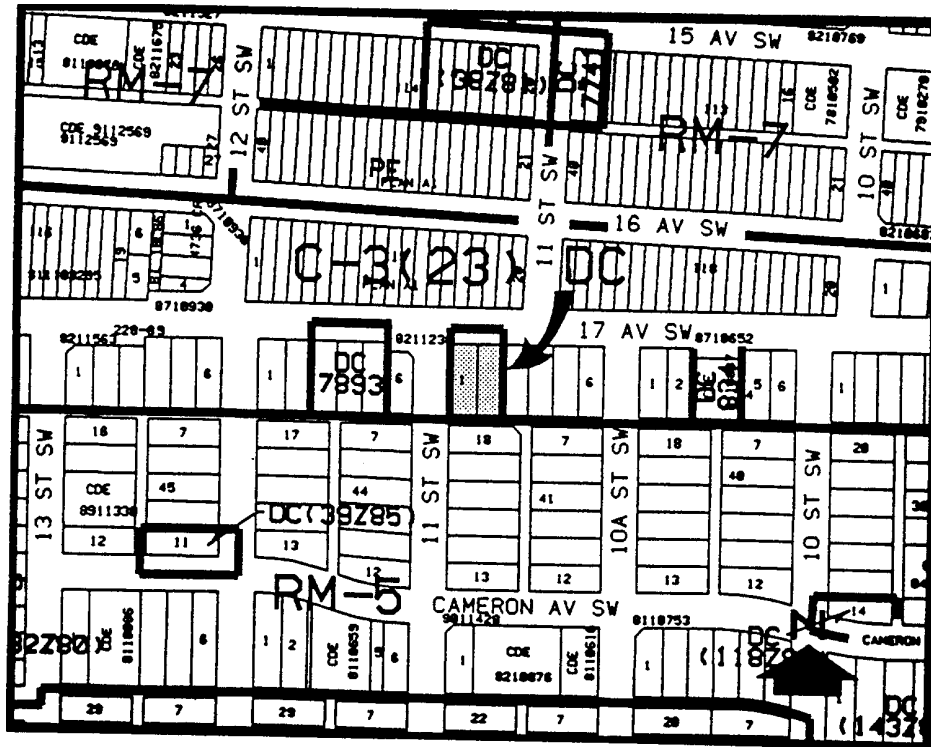


Amendment No. 92/034
Bylaw No. 94Z92
Council Approval: 07 December 1992

SCHEDULE B



1. Land Use

The Permitted and Discretionary Uses of the C-3(23) General Commercial District of By-law 2P80 shall be the permitted and discretionary uses respectively excluding the following uses:

- Auto body and paint shops
- Automotive sales and rentals
- Automotive services
- Automotive specialities
- Drinking Establishments
- Restaurants

2. Development Guidelines

- a) The General Rules for Commercial Districts contained in Section 33 of By-law 2P80 and the Permitted and Discretionary Use Rules of the C-3(23) General Commercial District shall apply unless otherwise noted below.

b) Floor Area Ratio (F.A.R.)

The maximum floor area ratio shall be 4.2. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.

The maximum floor areas by use shall be:

Commercial (Retail)	=	1.64 F.A.R.
Office	=	1.14 F.A.R.
Residential	=	1.42 F.A.R.

In any case, any density above 3 F.A.R. shall be residential use only.

c) Building Height

The maximum building height shall be 22 m to the cornice line. The maximum height of the pediments on the west elevation (to a maximum of 4.5 m width) and the south elevation (to a maximum 6.0 m in width) shall be 24.750 m.

d) Signage

A comprehensive signage proposal shall be submitted as part of the development permit application.

e) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Approving Authority as part of a development permit application. In considering such an application, the Approving Authority shall ensure the building design and site layout are consistent with the plans and renderings submitted to City Council reflecting the proposal as amended to a maximum floor area ratio of 4.2 during their consideration of this by-law.