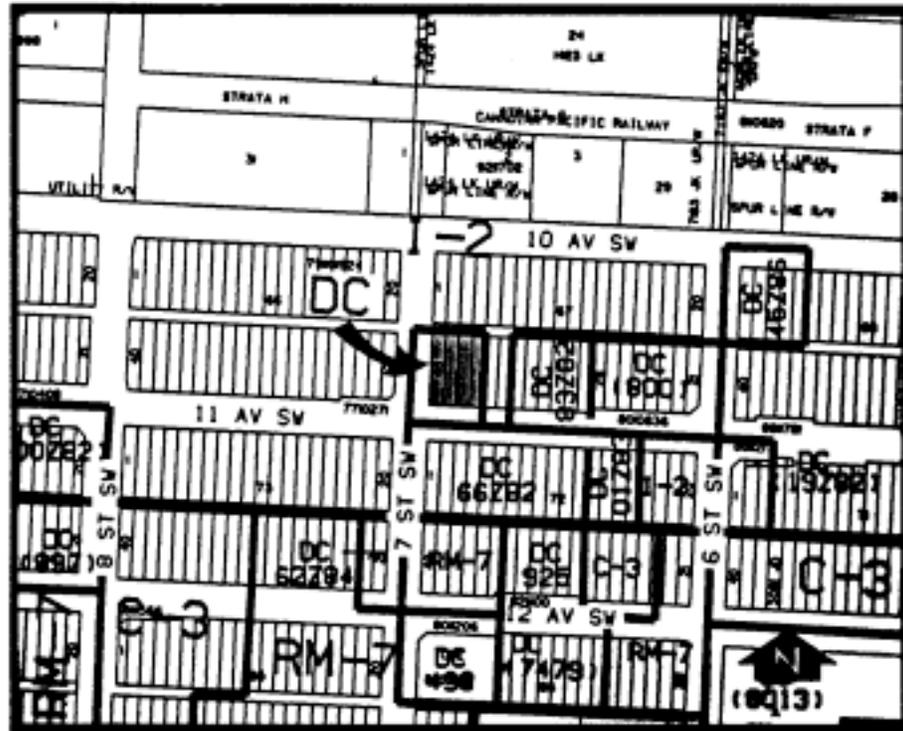


**Amendment No. 92/089**  
**Bylaw No. 10Z93**  
**Council Approval: 08 February 1993**

**SCHEDULE B**



1. Land Use

The land use shall be for an office building with ancillary retail uses only, with the exception of the following uses having a gross floor area in excess of 120 square metres: drinking establishments, entertainment establishments, and restaurants.

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 on September 20, 1982, shall apply unless otherwise noted below.

a) Maximum Building Height

Maximum building height shall be 9 storeys not exceeding 34.0 m± (112 ft.±) at any eaveline (not including mechanical penthouse or parapet).

b) F.A.R.

Maximum floor area ratio shall be 7.93:1. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.

c) Parking

There shall be 81 off-street parking stalls provided.

d) +15 Systems

Provision for +15 links and contributions to the +15 fund for the construction of the +15 connection shall be made to the satisfaction of the Approving Authorities.

e) 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 and site layout conform substantially to the plans and renderings submitted to City Council during their consideration of By-law #163Z82 (AM #82/102).