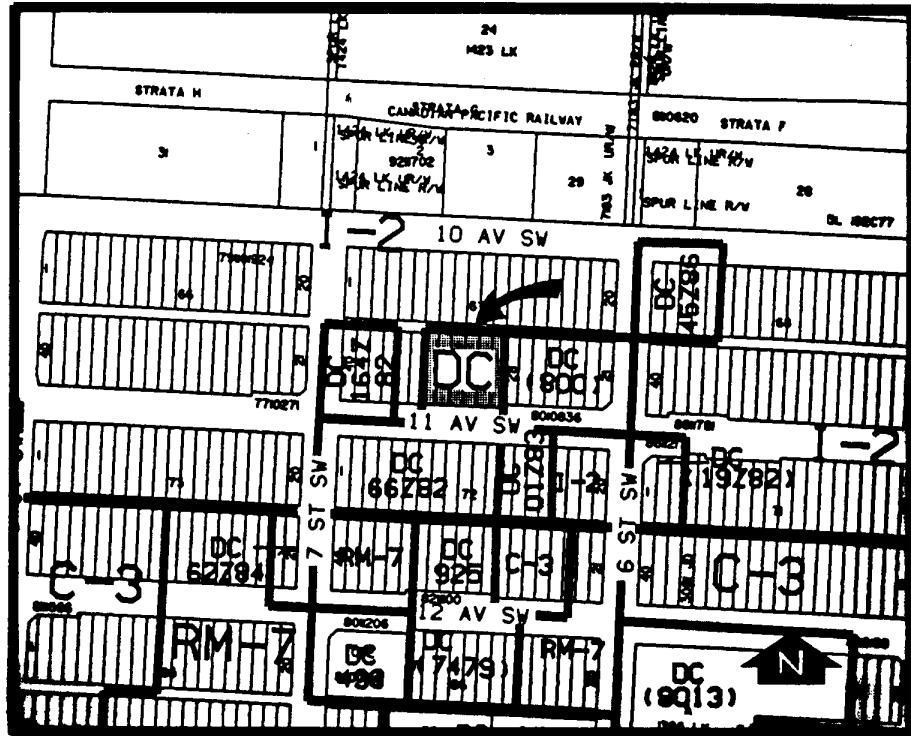


Amendment No. 92/089
Bylaw No. 11Z93
Council Approval: 08 February 1993

SCHEDULE B



1. Land Use

The land use shall be for an office building including ancillary retail uses, 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 May 10, 1982, shall apply unless otherwise noted below.

a) Height

Maximum building height shall be 13 storeys not exceeding 48.7 metres (160 ft.) at any eaveline (not including mechanical penthouse).

b) F.A.R.

Maximum floor area ratio shall be 7.83:1. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.

c) Landscaping

At grade and on decks a minimum of 1,050 m² area shall be landscaped. 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 Guidelines

A parking ratio of one stall per 90 m² net office retail space shall be used.

e) Plus 15 Systems

Provision for Plus 15 lengths and the standard contributions to the Plus 15 fund shall be made at the Development Permit stage to the satisfaction of the Approving Authority.

f) 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.