



b) F.A.R.

Maximum floor area ratio shall be 7.7:1. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.

c) Parking

A minimum of 75% and a maximum of 100% of the by-lawed parking requirement shall be provided.

d) +15

Construction of a +15 bridge or cash-in-lieu thereof, together with other necessary +15 areas and connections, shall be provided to the satisfaction of the Approving Authority.

e) By-lawed Setback

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

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. 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 its consideration of By-law 101Z83.