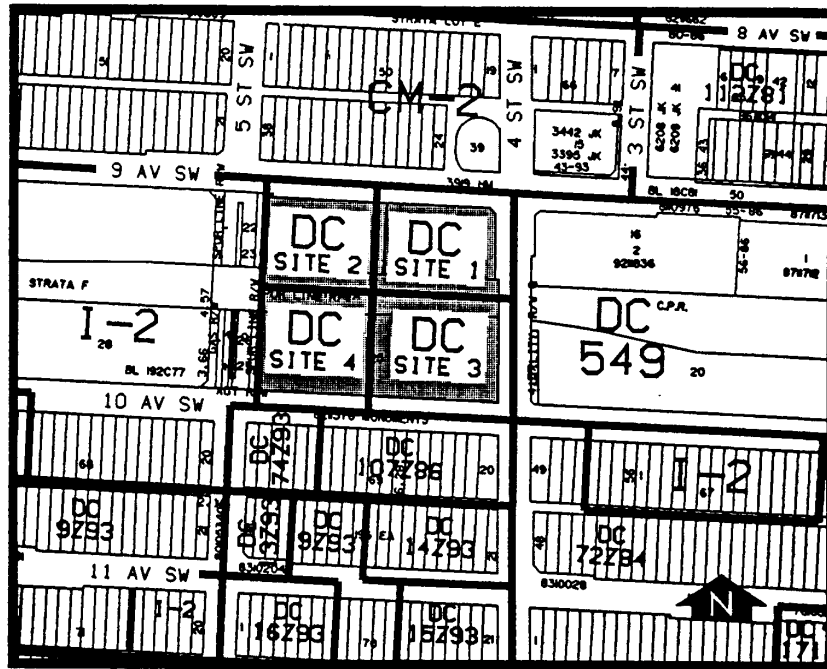


**Amendment No. 93/114
Bylaw No. 9Z94
Council Approval: 14 February 1994**

SCHEDULE B



1. Land Use

The land use shall be for a comprehensively designed and developed office-commercial project which may include any of the uses contained in the CM-2 (Central Business Commercial District) as it existed on 1982 April 20.

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 1982 April 20 shall apply unless otherwise noted below:

a. Height

Maximum building height shall be as follows:

- (i) Site 1 - 34 Storeys, 130.15 m (427 ft.)
- (ii) Site 2 - 40 storeys, 152 m (499 ft.)
- (iii) Site 3 - 27 storeys, 1.109 m (369 ft.)
- (iv) Site 4 - 22 storeys, 87.7 m (288 ft.)

b. F.A.R.

The maximum floor area ratio for the north half of the site shall be 13.2:1 based on the gross site, and 7.9:1 on the south half based on the gross site. On a site specific basis, the floor area ratios shall be as follows:

- (i) Site 1 - 14.4:1 net site area
- (ii) Site 2 - 18.8:1 net site area
- (iii) Site 3 - 11.9:1 net site area
- (iv) Site 4 - 7.6:1 net site area

c. Parking

Parking shall be provided on a site specific basis as follows:

- (i) Site 1 - a maximum of 253 stalls underground, plus a maximum of 71 temporary surface stalls off-site.
- (ii) Site 2 - a maximum of 335 stalls underground.
- (iii) Site 3 - a maximum of 239 stalls underground.
- (iv) Site 4 - a maximum of 316 stalls underground.

Additional parking may be provided at the request of the City in compliance with downtown parking policies in effect at the time.

d. +15

Provision must be made for +15 links and contributions made to the +15 systems to the satisfaction of the Development Officer.

e. Access

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

f. Separation Distance Between Restaurants, Drinking Establishments and Entertainment Establishments (Sites 3 and 4 only).

Where a drinking establishment, entertainment establishment or restaurant has a gross floor area in excess of 140 square metres, it shall not be located, on a site within a 46 metre radius of the boundary of a site accommodating the following uses

with a gross floor area in excess of 140 square metres: a drinking establishment, entertainment establishment, or restaurant

g. 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 64Z82.

h. Subways

At the Development Permit stage, consideration is to be given to the reduction or elimination of the retaining walls on the 4th and 5th Streets subways to the satisfaction of the Approving Authorities.