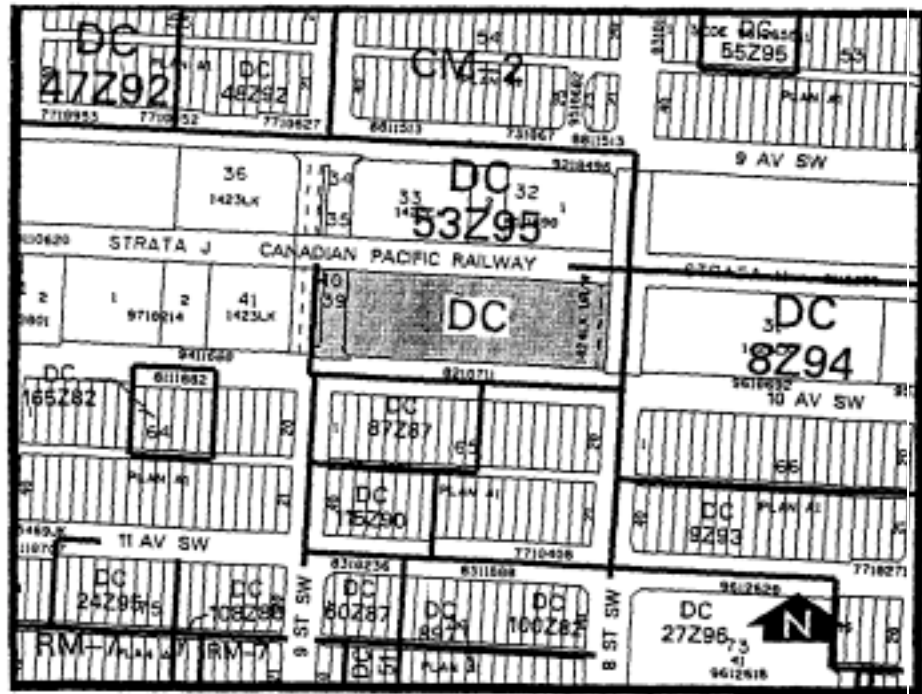


Amendment No. 98/142
Bylaw No. 25Z99
Council Approval: 1999 March 15

SCHEDULE B



1. Land Use

Permitted Uses

Home occupations - Class 1
Parks and Playground

Discretionary Uses

Accessory buildings
Amusement arcades
Apartment buildings
Apartment hotels
Athletic and recreational facilities
Billiard parlours
Child care facilities
Commercial schools
Dwelling units
Entertainment establishments
Essential public services
Financial institutions
Grocery stores
Home occupations - class 2 (NP)
Hotels
Laboratories
Liquor stores
Lodging houses
Mechanical reproduction and printing establishments
Medical clinics
Motion picture production facilities
Offices (CU)
Outdoor cafes (NP)
Parking areas (surface)
Parking structures
Personal service establishments
Private clubs and organizations
Private schools
Public and separate schools
Radio and television studios
Restaurant/drinking establishments
Restaurant - food service only
Retail food stores
Signs
Special care facilities
Take-out food services
Universities, colleges, provincial training centres
Utilities
Veterinary clinics

2. Development Guidelines

The General Rules for Downtown Districts contained in Section 42.1 of Bylaw 2P80 and the following Permitted and Discretionary Use Rules shall apply as noted below:

- a) Density
A maximum of Floor Area Ratio (F.A.R.) of 4.0.
- b) Parking

The provisions of Section 18 of Bylaw 2P80 shall apply to a maximum of 450 parking stalls provided on site.

3) Setbacks

No setback required except that 3.0 metres shall be provided adjacent to the rail line.

d) Building Height

A maximum of 15 storeys (52 metres) excluding mechanical penthouse.

e) Landscaping

A detailed landscaping plan satisfactory to the Development Authority shall be submitted in conjunction with a Development Permit application. All trees and shrubs proposed to be located within current or future city road right of way will require a line assignment from the Engineering and Environmental Services Department.

6) Outside Storage

No outside storage shall be allowed.

7) Signs

1) See sign appendix of Bylaw 2P80

2) No third party advertising shall be permitted on the site.

h) Development Plans

Approval of this bylaw does not constitute approval for a development permit. Comprehensive plans shall be submitted to the Development Authority as part of a development permit application.