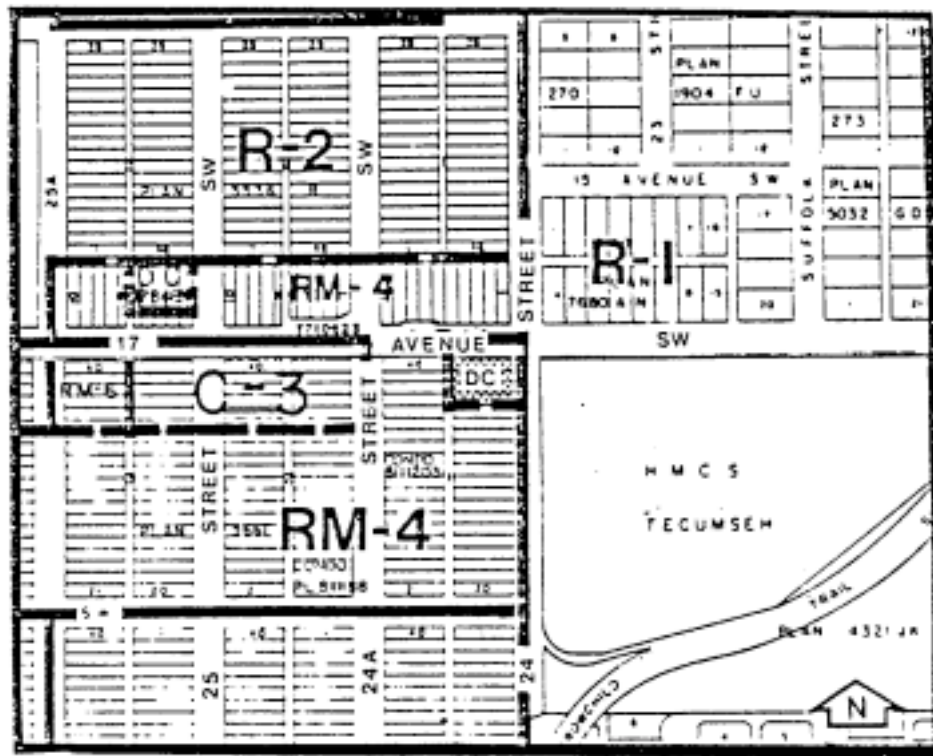


Amendment No. 82/033
Bylaw No. 168Z82
Council Approval: 20 September 1982

SCHEDULE B



1. Land Use

The land use shall be for a commercial office building only.

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 C-3 (General Commercial District) shall apply unless otherwise noted below.

a. Height

Maximum building height shall be 7 storeys not exceeding 23 metres at any eaveline (not including mechanical penthouse).

b. Parking

A minimum of 66 off-street parking stalls shall be provided.

c. Access

No direct vehicular access or egress shall be permitted from or to the laneway which abuts the site on the west.

d. 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 168Z82.