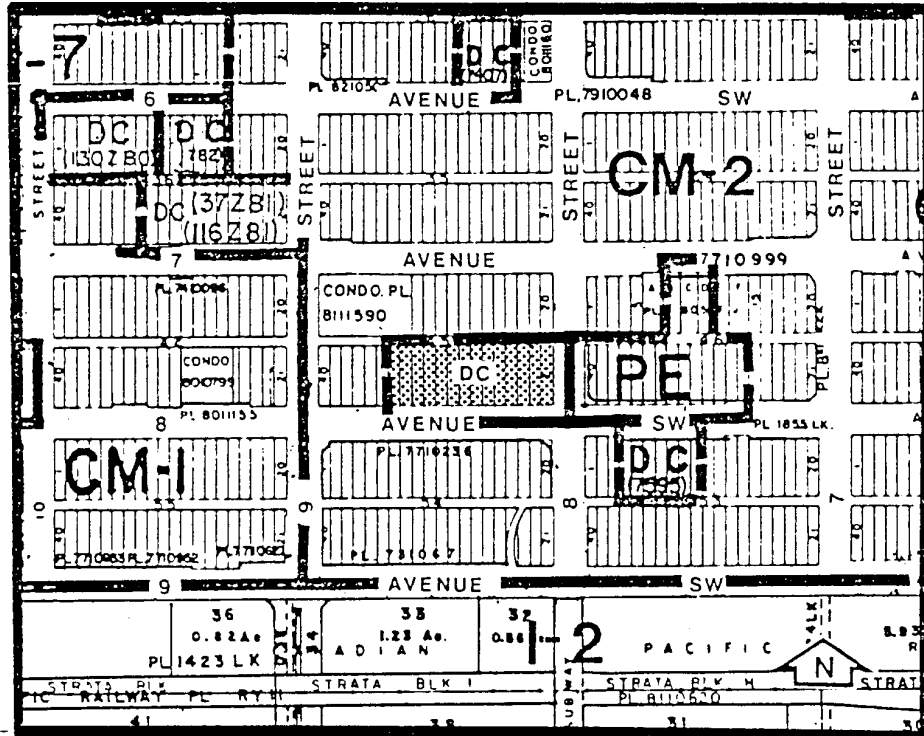


Amendment No. 82/132
Bylaw No. 221Z82
Council Approval: 08 November 1982

SCHEDULE B



1. Land Use

The land use shall be for a commercial office development including ancillary retail, restaurant and educational facilities uses.

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) shall apply unless otherwise noted below:

a) F.A.R.

Maximum floor area ratio shall be 19.0:1. Any floor area totally or partially above grade level including the first floor, shall be included in the F.A.R. calculation.

b) Building Height

Maximum building height shall be 49 storeys not exceeding 178.3 m ± (585 ft. ±) at any

eaveline (not including mechanical penthouse).

c) Parking

Parking shall be provided at a rate of one stall per 1500 sq. ft. of net rentable area. Any short fall in the provision of on-site stalls shall be paid cash-in-lieu at the rate applicable at the time of application for the Development Permit. In addition courier stalls shall be provided at the standard in force at the time of the application for the development permit.

d) +15 Systems

The applicant shall at his own expense, build or make an equivalent cash-in-lieu payment for a +15 bridge across 8th Avenue S.W.

The applicant shall construct entirely at his expense the +15 bridge across 8th Street S.W.

The development permit for the building shall include a detailed plan for the landscaping of the 8th Street bridge. The applicant shall be responsible for all costs associated with connecting the bridge to Century Garden Park.

e) Educational Facilities

The applicant shall provide, rent free (excepting only tenant improvements, maintenance and operating costs, and fixturing costs), a minimum of 929 sq. m. of non-profit educational uses. At the development permit stage, documentation satisfactory to the Approving Authority will be provided to ensure this use. If such documentation is not forthcoming, the Approving Authority may at its discretion, delete an equivalent amount of office space from the building.

f) Off-Site Contribution

Prior to the release of the Development Permit the applicant shall enter into an agreement to:

- a) construct to the value of \$150,000 (1982 dollars), in a location and to a standard satisfactory to the Approving Authority an off-site improvement to public space in the Downtown , or
- b) to make a cash-in-lieu payment to the City for \$150,000 (1982 dollars) that could be used for Heritage preservation at the City option on City-owned sites.
- c) The cash-in-lieu payment or value of construction shall be inflated at an inflation rate to be determined by the Approving Authority until the time of payment or construction. The stage of the payment and/or construction shall be determined by the Approving Authority at the Development Permit stage.

g) Access

Primary access for the parking levels shall be from 8th Avenue S.W. Prior to the release of the Development Permit, a legal agreement satisfactory to the City Solicitor, shall be signed, saving the City harmless from any interruption in this access caused by the

construction of the 8th Avenue L.R.T. line or other public transit facilities.

h) Finishing Material

The finishing material shall substantially conform to the quality demonstrated in the visual material presented to City Council.

i) 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 No. 221Z82.