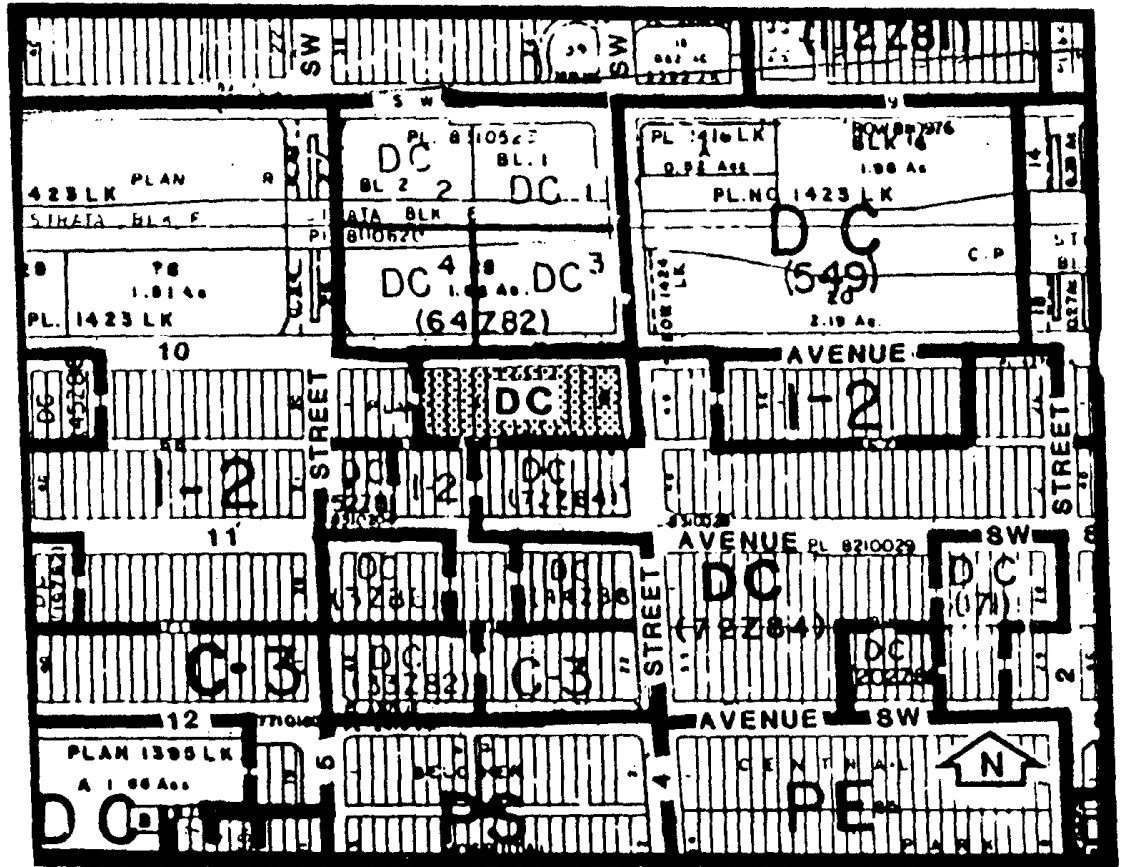


Amendment No. 86/059
Bylaw No. 107Z86
Council Approval: 21 July 1986

SCHEDULE B



1. Land Use

The land use shall only be for a two tower office commercial development separated by a two-storey atrium and an outdoor park area. In the interim prior to ultimate development, the building existing on the date of Council's approval of this By-law may contain as discretionary uses any listed in Section 33 (Central Business Commercial District) as it existed on December 6, 1982.

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 December 6, 1982 shall apply unless otherwise noted below:

(a) Height

Maximum building height shall be 20 and 16 storeys not exceeding 73.8 and 59.4 metres respectively at any eaveline (not including mechanical penthouse).

(b) Coverage

Maximum building coverage of the net site shall be 76%.

(c) F.A.R.

Maximum floor area ratio shall be 8.7:1. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.

(d) Landscaping

Landscaping shall cover a minimum of 32% of the net site area plus any adjoining boulevards. A detailed landscaping plan, including existing vegetation, shall be submitted to the Approving Authority for approval as part of a development permit application.

(e) Phasing

Development may be phased, with Phase 1 being one office tower followed immediately by the indoor park and atrium and a substantial portion of the outdoor amenity area. Phase 2 would then be the second office tower. A bond will be required at the commencement of Phase 1 to ensure construction of the amenity areas.

(f) Amenity Area

The minimum indoor amenity area at grade shall be 535 m² indoor park and atrium.

The minimum outdoor amenity area shall be 987 m² and shall be comprised in part of a 574 m² outdoor park and a 232 m² raised courtyard.

(g) Parking

Underground parking shall be provided at the rate of one stall for every 100 m² of net floor area.

(h) +15

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

(i) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, include building design, site layout, exterior finishes and colour excluding mirrored glass, 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 # 244Z82.