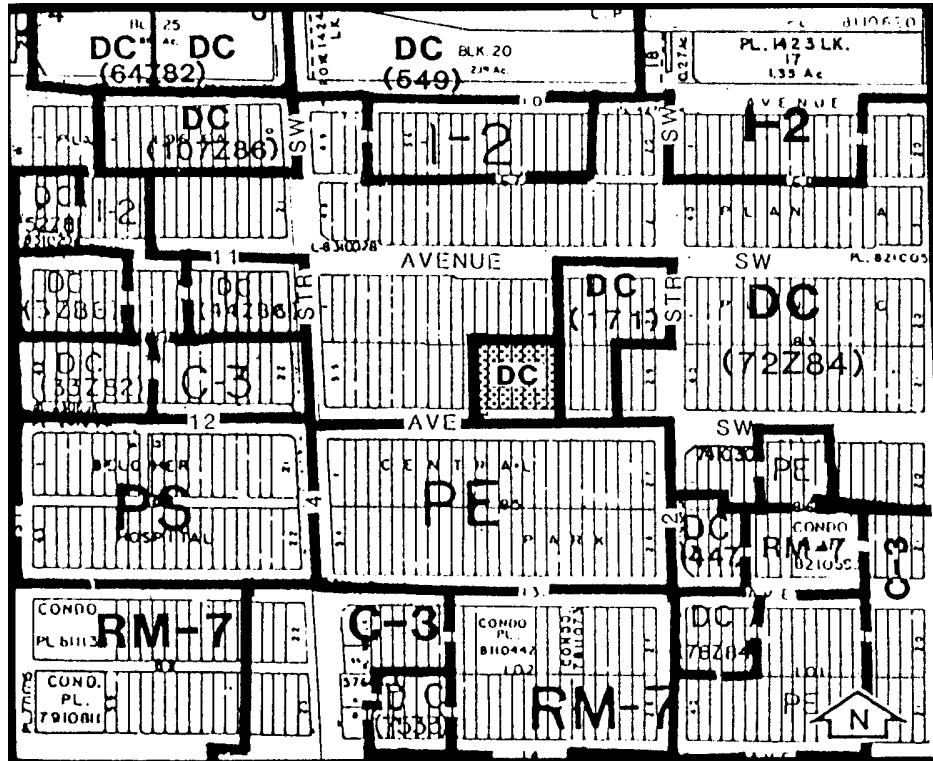**Amendment No. 87/036**
Bylaw No. 64Z87
Council Approval: 15 June 1987

SCHEDULE B

1.   <u>Land Use</u>

The land use shall be for an office building which may include a Masonic Temple and related facilities only. Surface parking and signs may also be temporary discretionary uses.

2.   <u>Development Guidelines</u>

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 1981, November 6 shall apply unless otherwise noted below.

a)   Height

Maximum building height shall be 70 m.

b)   F.A.R.

Maximum floor area ratio shall be 8.0:1 for the office component and 1.0:1 for the temple component. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.

c) +15

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

d) Temporary Surface Parking Areas

As an interim use, the temporary surface parking area shall be designed and developed in conformity with the relevant Council policies and standards to the satisfaction of the Approving Authority.

e) Signage

Any signage on the subject site shall conform with the Sign Appendix (Section 59 of By-law 2P80), with the Approving Authority considering the appropriateness of the signage relative to existing and future uses in this area.

f) 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 appearance, site layout and density conform substantially to the plans and renderings submitted to City Council during their consideration of By-law 202Z81, except for temporary surface parking in the interim.