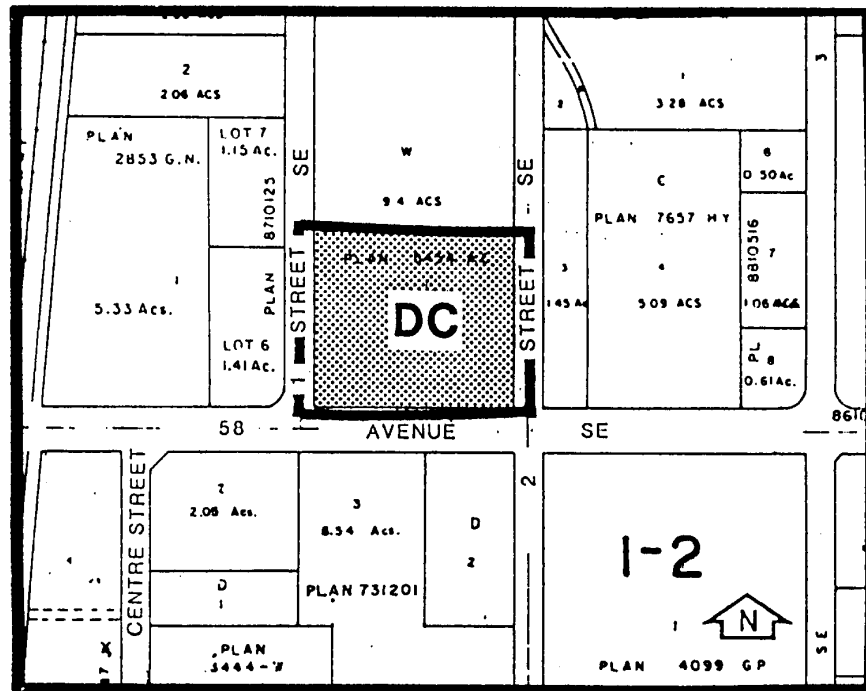


**Amendment No. 88/065**  
**Bylaw No. 86Z88**  
**Council Approval: 11 October 1988**

**SCHEDULE B**



1. Land Use

The land use shall be for a commercial office building with ancillary retail uses only. In addition, the uses of recreational and commercial vehicular repair, service, sales and retail, and automotive sales and rental may be allowed only within, and in conjunction with, the building that exists on site as of the date of approval of this by-law.

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-2 (General Commercial District) shall apply unless otherwise noted below.

a) Density

Maximum density shall be in the order of 2 F.A.R.

b) Height

Maximum building height shall be 14 storeys not exceeding 46 metres at any eaveline (not including mechanical penthouse).

c) Parking Areas

Large parking areas must be made visually discontinuous through the use of berms, planters, natural vegetation, terraces and the like, to the satisfaction of the Approving Authority.

d) Access and egress from 58 Avenue S.E. shall be right in and right out only to the satisfaction of the Approving Authority.

e) Landscaping

Landscaping along 58 Avenue, 1 Street and 2 Street, to a maximum depth of 6 metres, shall be provided to the satisfaction of the Approving Authority. All adjoining City boulevards shall also be landscaped.

f) Outside Storage

Outside storage, including the storage of vehicles, shall be allowed to the side or rear of building provided that:

1. such storage areas do not include any minimum required yards,
2. the storage is visually screened from public thoroughfares, and
3. all storage is related to the business on the site.

g) 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 Authority as part of a development permit application.