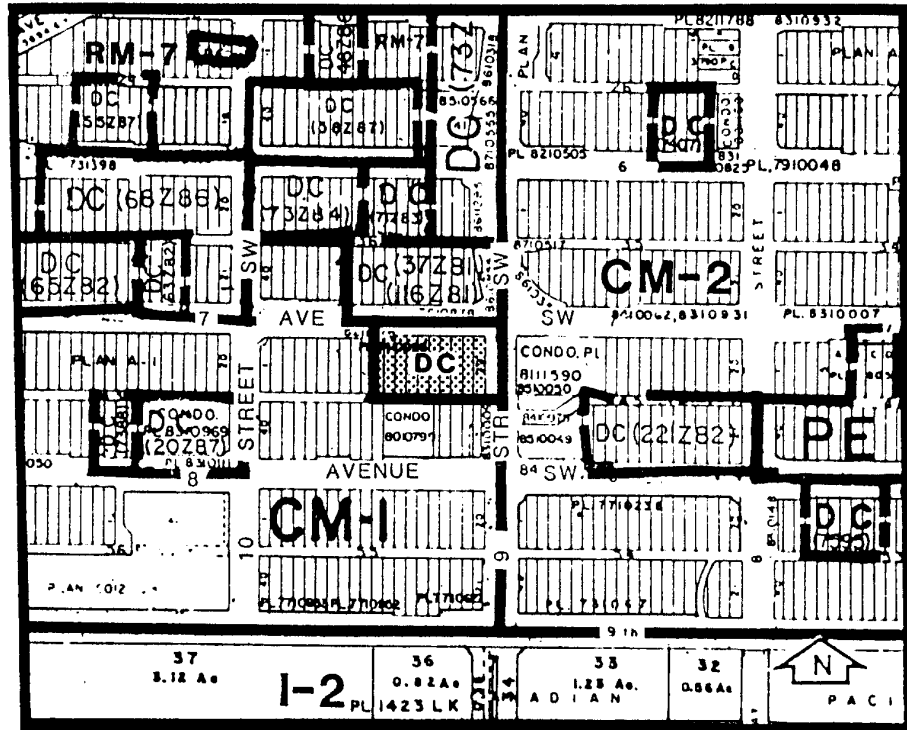


**Amendment No. 88/020**  
**Bylaw No. 80Z89**  
**Council Approval: 17 July 1989**

**SCHEDULE B**



1. Land Use

The land use shall be for a commercial office development with the Permitted and Discretionary uses as contained in Section 42.3 (CM-2 Downtown Business District) of By-law 2P80.

2. Development Guidelines

The General Rules for Downtown Districts contained in Section 42.1 of By-law 2P80 and the Permitted and Discretionary Use Rules of the CM-2 (Downtown Business District) shall apply unless otherwise noted below.

a) Density

Maximum density shall be 12 F.A.R. Any floor area totally or partially above grade shall be included in the F.A.R. calculations.

b) Height

Maximum building height shall be 26 storeys not exceeding 97 metres at any eaveline (not including mechanical penthouse).

c) Parking

Parking shall be provided in accordance with Section 18 of By-law 2P80.

d) 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.

e) Access

No direct vehicular access or egress shall be permitted from or to 7 Avenue S. or 9 Street W.

f) By-lawed Setback

No building or structure shall be permitted within the 2.134 m by-lawed setback on 7 Avenue S. and 9 Street W. or within a 3 m corner cut at the intersection of 7 Avenue S. and 9 Street W. The owner will be requested to dedicate the setback at the time of application for a development permit.

g) Required Public Amenities

In addition to satisfying the requirements of all Bonus Group A standards of the CM-2 Downtown Business District, the project shall provide the following public amenities in order to achieve a density of up to 10 F.A.R.

i) Plus 15 Bridge

An environmentally controlled +15 bridge over 7 Avenue S., 6 m in width and including all necessary work to connect to the +15 walkway approved for the receiving site on the north side of 7 Avenue S., (or equivalent cash-in-lieu payment).

ii) 7 Avenue Pedestrian Arcade

A pedestrian arcade with a minimum unobstructed width of 3.5 m and which may be built-over above the second storey.

iii) At-Grade Plaza

An open-to-sky, at-grade plaza with a minimum area of 725 metres (7,800 sq.ft.) to comprise the full 9 Street frontage and be generally oriented toward the intersection of 9 Street W. and 7 Avenue S. The plaza shall be built in conformity with all location, access and performance requirements as contained in Bonus Standard B1 of the CM-2, Downtown Business District. The plaza location shall be defined by the following requirements.

- minimum distance of building face from 9 Street setback line = 6 m
- average distance of building face from

9 Street setback line = 20 m

At the time of the Development Permit a detailed landscaping plan for the entire project with particular attention to the plaza shall be submitted and approved by the Approving Authority.

h) Optional Public Amenities

In order to contribute toward project densities between 10 and 12 F.A.R. some combination of the following components must be provided. The bonusing guidelines contained herein are referenced to the CM-2 Downtown Business District Bonus Standards. The pertinent location, access and performance requirements and the bonus ratios and limits of the CM-2 bonus standards shall apply.

- provision of off-site improvements in accordance with Council policy for a contribution to, or the construction of, features identified in Council's policy for public improvements in Downtown.
- provision of open-to-sky pedestrian space at the +15 level (Standard B4)
- provision of an additional outdoor, built-over pedestrian space adjacent to the plaza (Standard B5)
- provision of an indoor park at grade level (Standard B6) or at +15 level (Standard B6)
- provision of +15 walkway enhancements (Standard B7)
- provision of escalators between grade and +15 levels (Standard B9)
- construction of a +15 lane link to adjoining development to the south (Standard B10)
- provision of a sculpture in the public plaza (Standard B12a)
- improvements to adjacent rights-of-way (Standard B11)

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 be submitted to the Approving Authorities as part of a development permit application.