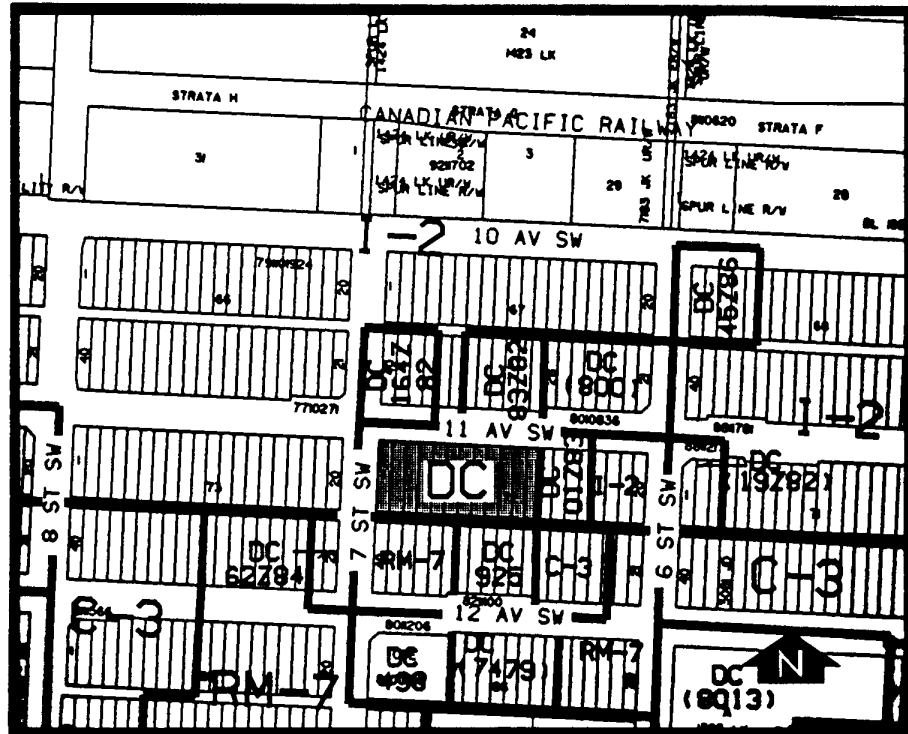


**Amendment No. 92/089**  
**Bylaw No. 19Z93**  
**Council Approval: 08 February 1993**

**SCHEDULE B**



1. Land Use

a) Future Development

The land use shall be for a mixed use building including office, private club, including a restaurant and lounge and ancillary retail uses.

b) Uses in Existing Buildings

In the buildings existing on site on the date of passage of this by-law, the Permitted and Discretionary Uses of the C-3 General Commercial District shall be the Permitted and Discretionary Uses respectively, with the exception of the following uses having a gross floor area in excess of 120 square metres: drinking establishments, entertainment establishments, and restaurants.

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 April 20, 1982, shall apply unless otherwise noted below.

a) Height

Maximum building height shall be 19 storeys not exceeding 74.676 metres± (245 ft.±) at any eaveline (not including mechanical penthouse).

b) F.A.R.

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

c) Landscaping

A detailed landscaping plan, including existing vegetation, shall be submitted to the Approving Authority for approval as part of a development permit application.

d) Parking

A parking ratio of 1 stall per 90 m<sup>2</sup> net office and retail space shall be used.

e) +15 Systems

Provisions for +15 links and the standard contributions to the +15 fund shall be made at the Development Permit stage to the satisfaction of the Approving Authority.

f) Frontage

At the Development Permit stage, the Development Officer shall negotiate an improvement in the frontage treatment on 11 Avenue and 7 Street S.W. which, if possible will incorporate at grade open space on the corner.

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 Authorities as part of a development permit application.