

(58) – Within the lands zoned COM-4 and shown as affected by this provision on Zoning Grid Schedule 4 of Appendix A, the following regulations shall apply:

- a) The minimum height for 50% of each *building* shall be 5 metres;
- b) A minimum of 1,394 square metres of *office gross floor area* shall be provided;
- c) A second *storey* of useable floor space shall be provided for not less than 50 percent of the total *ground floor area*; and,
- d) The minimum *landscaped area* shall be 3,000 square metres.