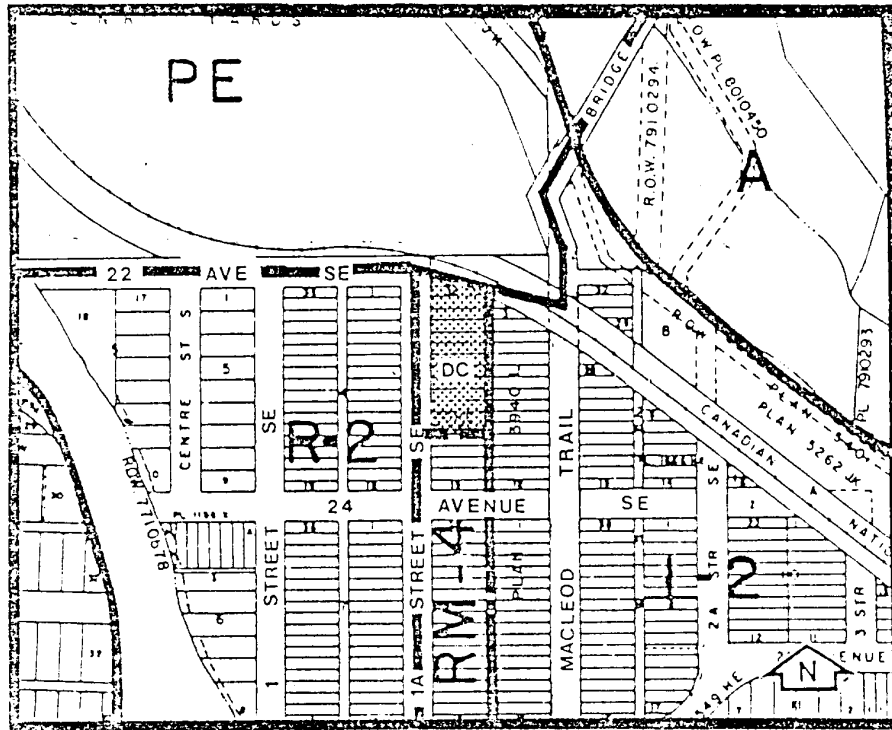


Amendment No. 82/003
Bylaw No. 136Z82
Council Approval: 20 July 1982

SCHEDULE B



1. Land Use

The land use shall be for a comprehensively designed, 300 room hotel development only.

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-6 (Highway Commercial District) shall apply unless otherwise noted below.

a) Height

Maximum building height shall be 24 storeys not exceeding 74 metres at any eaveline (not including mechanical penthouse).

b) F.A.R.

Maximum floor area ratio shall be 5.68:1. Any floor area totally or partially above grade level shall be included in the F.A.R.

c) Yards

The following minimum yard measurements shall apply: Rear yard adjacent to the 1A Street - 5m for the hotel lobby and 3m for the convention lobby. Side yards - 0m.

d) +15

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

e) Access

Access and egress shall be determined at the time of application for a development permit to the satisfaction of the Approving Authority. The protection of 25th Avenue S. shall be paramount to the Approving Authority.

f) Floodplain Guideline

Any new development shall conform with the City of Calgary Floodplain Guidelines, to the satisfaction of the Approving Authority.

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. In considering such an application, the Approving Authorities shall ensure the building and site layout conform substantially to the plans and renderings submitted to City Council during their consideration of By-law 136Z82.