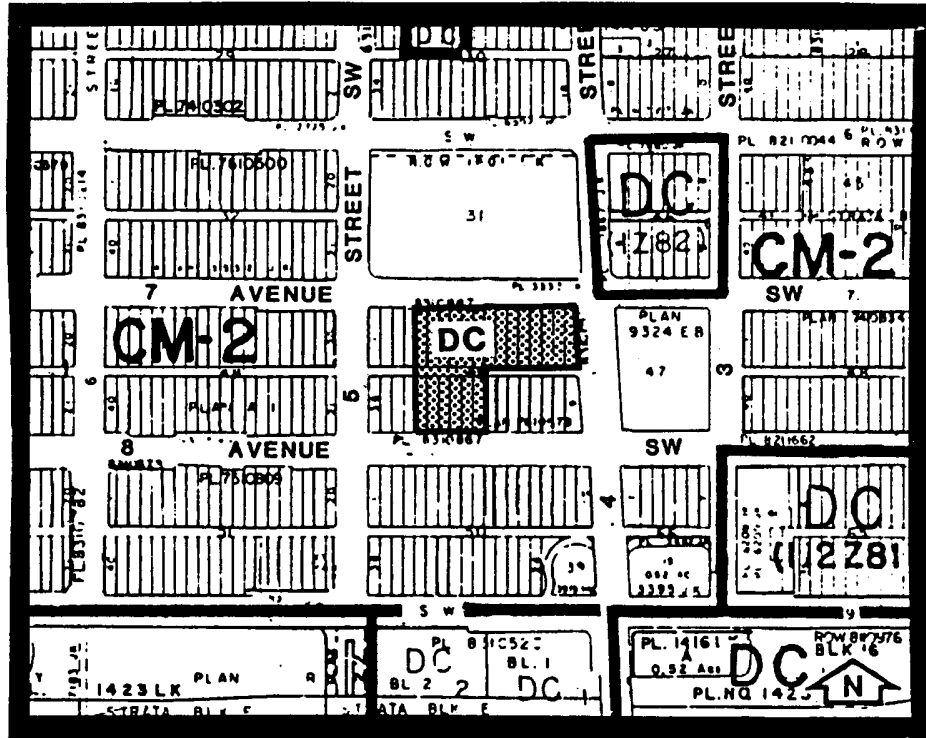


Amendment No. 84/053
Bylaw No. 87Z84
Council Approval: 10 December 1984

SCHEDULE B



1. Land Use

The land use shall be for a phased, comprehensively designed complex with office and ancillary commercial uses.

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 Section 42: CM-2 (Central Business Commercial District) as it existed on October 3, 1984 shall apply unless otherwise noted below.

a. Density

Overall gross building area in Phases I and II shall be in the order of 1,207,370 sq.ft. Any floor area totally or partially above grade level shall be included in the density calculations.

b. Phasing

The project shall be phased in two stages in accordance with the agreements existing between the City and the Calgary Centre Properties (1983) Ltd.:

Phase I Comprised of the office tower on the western portion of the site; the +15 bridge over 8th Avenue; parts of the 7th Avenue and 8th Avenue arcades on this portion of the site; interior and exterior public areas and amenities at the grade, +9, +15 and +30 levels; and the underground garage.

Phase II Comprised of the second office tower on the eastern portion of the site; the +15 bridge over 4th Street plus the +15 bridge and open plaza deck over 7th Avenue; interior and exterior public areas and amenities at the grade, +9, +15 and +30 levels; and the underground garage on this portion of the site.

c. Height

Maximum building height (not including any mechanical penthouse) shall be as follows:

Phase I: - 27 storeys - 358 feet

Phase II: - 41 storeys - 540 feet

d. Public Access

Easements shall be granted for all grade, +9 and +15 public areas and rights-of-way for public pedestrian passage and any +30 level public areas.

e. Parking

A maximum of 450 underground parking stalls shall be provided. In Phase I, 300 stalls shall be provided while an additional 150 stalls shall be provided in Phase II. In total 238 stalls are to be provided through cash-in-lieu payments set at the time of the second Phase. Upon completion of Phase I, the developer may utilize up to 210 parking stalls as private parking with all stalls in excess of that number being utilized as public parking.

f. +15 System

Provision must be made for +15 system links and structures, including supports and stairs, to the satisfaction of the Development Officer consistent with the agreements between the City and Calgary Centre Properties (1983) including:

- i. environmentally controlled bridges over 8th Avenue South (or equivalent cash-in-lieu payment) and 4th Street West (35 feet wide);
- ii. environmentally controlled bridge coupled with an open landscaped plaza over 7th Avenue South (60 feet wide) as well as escalators to grade related to the north end of this bridge;
- iii. an interior sky-lit +15 walkway system connected to all bridges and future developments on the remainder of the block.

g. Public Amenities

Consistent with the existing development agreements, Phase I and II of the project shall contain the following types and sizes of amenities for public use:

i. At Grade Public Areas

Public plaza, open to the sky.	11,190 sq. ft.
Enclosed skylit public space.	3,041 sq. ft.
Interior	9,500 sq. ft.
8th Avenue Arcade	1,550 sq. ft.

ii. Plus 15 Public Areas

Enclosed interior.	16,636 sq. ft.
Enclosed, skylit	5,646 sq. ft.
Future added public space	1,664 sq. ft.
7th Avenue +15 bridge	
- open to sky	3,200 sq. ft.
- enclosed, skylit	1,600 sq. ft.
4th Street +15 bridge	2,761 sq. ft.
- enclosed, skylit	
8th Avenue +15 bridge	1,600 sq. ft.
- construct or cash-in-lieu	

iii. Plus 30 Public Areas

Enclosed interior.	6,881 sq. ft.
Enclosed, skylit	3,827 sq. ft.

iv. Further Conditions

With respect to the public arcade along 8th Avenue S.W., this public space was reduced in Phase I by 1,550 sq. ft. with the developer having the option to:

- o provide in Phase II or elsewhere on-site the equivalent amount of public space at-grade or other level acceptable to the Development Officer,
- o delete 23,250 sq. ft. of density from Phase II,
- o pay to the City an amount of money for 23,250 sq. ft. of density at the rate then in effect for an "off-site public amenity" contribution to be made at the time of application for a building permit for Phase II.

With respect to the 7th Avenue +15 bridge, should the area of the bridge constructed be less than the area used in the bonus calculations, the developer will:

- o provide an alternate public amenity or convenience in Phase II acceptable to the Development Officer,
- o provide an amount of public space at grade or other location acceptable to the Development Officer,
- o delete from Phase II a bonus density equivalent to the deficiency as determined by the Development Officer,
- o pay for the deficiency at the rate then in effect for +15 cash-in-lieu contributions at the time of application for Phase II's building permit.

Should any other public amenities be omitted or altered, equivalent public amenities shall be provided to the satisfaction of the Development Officer.

h. Loading and Courier Service

In total, 10 loading stalls and 3 messenger stalls shall be provided.

i. By-lawed Setback

No building or structure shall be permitted within the 2.134 m by-lawed setback on 7th and 8th Avenues South and 4th Street West. The owner will be requested to dedicate the setback at the time of application for a development permit.

j. Signage

Signage shall be limited in size, design and location and must be compatible with the existing structure to the satisfaction of the Approving Authority.

k. 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 appearance, site layout and density conform substantially to the plans and renderings submitted to City Council during their consideration of this By-law.

l. Relationship Between Direct Control Guidelines, the Development Permits and Development Agreements (Existing as of October, 1984)

Where there is any conflict or lack of clarity between the D.C. guidelines and the existing development agreements between the City of Calgary and Calgary Centre Properties (1983) Ltd., the development agreement provision shall prevail. Notwithstanding any other provisions of the agreement, the terms of the development permit validity shall extend for six years from the date of the issuance of the building permit (December 22, 1981.)