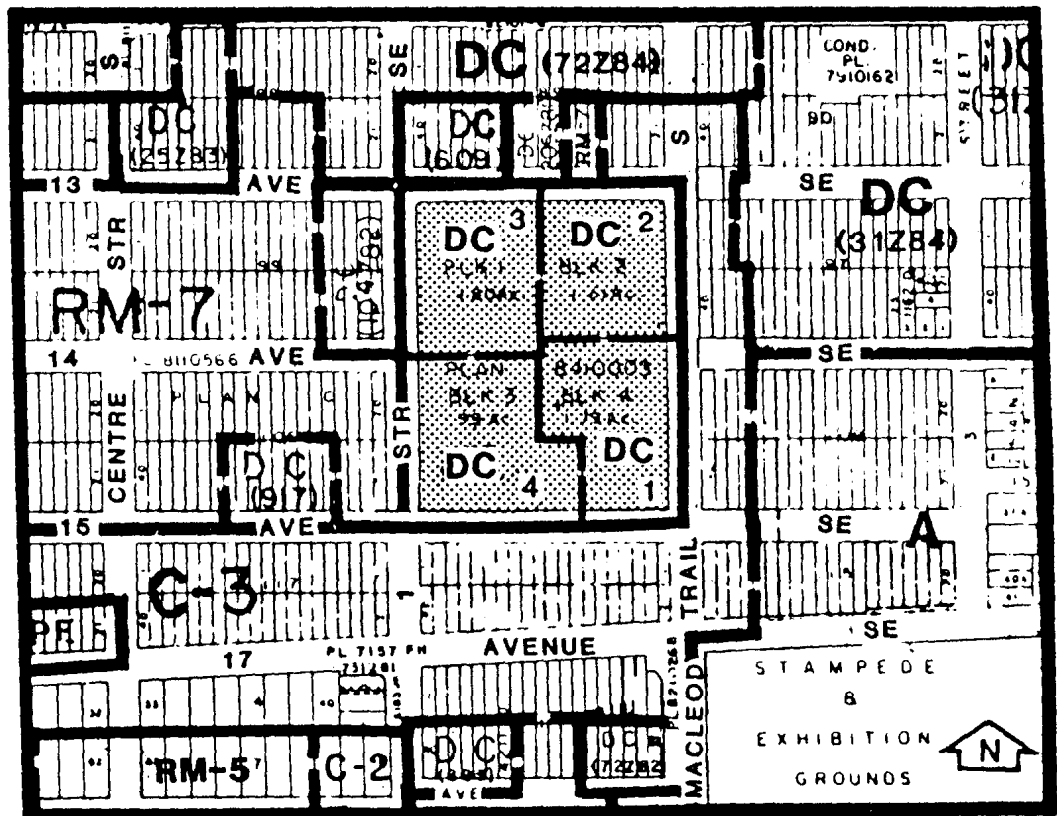


Amendment No. 86/112
Bylaw No. 147Z86
Council Approval: 09 February 1987

SCHEDULE B



1. Land Use

The land use shall be for a comprehensively designed mixed-use development comprised of residential, hotel, office, retail and service commercial uses in conformity with the concept plan submitted in support of the land use amendment as follows:

- Site 1 - (Group A) office, ancillary retail and service uses
- Site 2 - (Group B) office, ancillary retail and service uses
- Site 3 - (Group C) office, ancillary retail and service uses

Site 4 - (Group D) a hotel, a health club, an apartment building and ancillary retail and service uses.

In addition, all or part of the site may accommodate surface parking and signs as discretionary 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 the CM-2 (Central Business Commercial District) shall apply unless otherwise noted below.

A. General

a) Concept Plan

Prior to the release of the first phase development permit, for any portion of the gross site, a concept plan for the total development, substantially in keeping with that submitted to Council in support of this proposal, shall be submitted to and approved by the Approving Authorities. The Concept Plan will indicate, but not be limited to future phasing and interim land uses and landscaping. Each subsequent development application shall address any changes to the original concept plan, point out the ramifications of such changes and justify them. These changes shall be approved by the Approving Authority prior to the approval of any subsequent Development Permit.

b) +15 System

The developer shall provide at his expense, all internal +15 elements, including bridges as shown on the approved Concept Plan.

The developer shall provide at his expense, the relocation and reconstruction of the +15 bridge across Macleod Trail from the development site to the Stampede L.R.T. station including the cost of any alteration of the station as a direct result of the relocation and reconstruction of the bridge. This will form part of the first phase of the development and conform substantially to the dimension shown on the approved Concept Plan.

The developer shall provide a proportional cash-in-lieu payment, determined by the Approving Authority, for the following bridges:

- one +15 bridge across 15 Avenue S.E.
- one +15 bridge across 1 Street S.E.
- one +15 bridge across 13 Avenue S.E.

Within 5 years of the release of the Development Permit for a phase adjoining an external +15 bridge, the developer will undertake to construct the bridge contributing his proportional share of the cost. If the construction of the bridge is not commenced within that time period, a cash-in-lieu payment for the proportional share of the total cost will be made to the City of Calgary.

Notwithstanding the above, alternatively the City can demand that a particular bridge be built by the applicant in advanced of a Development Permit for any phase at an agreed upon proportional share of the total cost of the bridge.

c) Services in 14 Avenue S.E.

The developer shall pay all costs to relocate or abandon the water, storm and sanitary sewer mains in 14 Avenue S.E.

d) Victoria Square

A portion of the central open space theme known as "Victoria Square" shall be established as part of the first phase of development of the concept to the satisfaction of the Approving Authority.

e) Surface Parking

Any interim use of the site for surface parking should comply with Council's approved guidelines for surface parking lots south of the CPR right-of-way in the Downtown.

f) Shared Parking

Prior to the release of any development permit an agreement shall be entered into between the developer and the City of Calgary ensuring that a minimum agreed upon number of 1500 parking stalls in the total development shall be available, at prevailing rates, to the general public in the evenings and on weekends to provide parking for patrons of Stampede Park facilities. The agreement will ensure that an agreed upon number will be provided in each phase up to the total.

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 185Z82.

B. Specific Development Guidelines

(i) Site 1 (Group - A) - 7,200 m² gross

a) Height

Maximum building height shall be 42 storeys not exceeding 176 metres at any eaveline (not including mechanical penthouse).

b) Coverage

Maximum building coverage of the gross site shall be 50% of the net site, excluding arcades.

c) F.A.R.

Maximum floor area ratio shall be 10.91:1. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.

d) Open Space

Open space at grade including arcades and driveable surfaces shall be a minimum of 50% of the net site area plus any adjoining boulevards. A detailed landscaping plan, including existing vegetation, shall be submitted to the Approving Authority for approval as part of a development permit application.

e) Parking

Off-Street parking stalls shall be provided for a minimum of 540 stalls.

f) +15

Further to the general +15 guideline, internal +15 easements shall be granted substantially in accordance to the approved Concept Plan.

g) Access

Access and egress shall be substantially in accordance with the Concept Plan but shall be confirmed at the time of application for a development permit to the satisfaction of the Approving Authority.

(ii) Site 2 (Group - B) 6,500 m² gross

a) Height

Maximum building height shall be 34 storeys not exceeding 147 metres at any eaveline (not including mechanical penthouse).

b) Coverage

Maximum building coverage of the net site shall be 62%.

c) F.A.R.

Maximum floor area ratio shall be 11.34:1. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.

d) Open Space

Open space at grade including arcades shall be a minimum of 38% of the net site area plus any adjoining boulevards. A detailed landscaping plan, including existing vegetation shall be submitted to the Approving Authority for approval as part of a development permit application.

e) Parking

Off-street parking stalls shall be provided for a minimum of 500 stalls.

f) +15

Further to the general +15 guideline internal +15 easements shall be substantially in accordance with the Concept Plan.

g) Access

Access and egress shall be substantially in accordance with the Concept Plan but shall be confirmed at the time of application for a development permit to the satisfaction of the Approving Authority.

(iii) Site 3 (Group - C) 7,300 m² gross

a) Height

Maximum building height shall be 27 storeys not exceeding 122 metres at any eaveline (not including mechanical penthouse).

b) Coverage

Maximum building coverage of the net site shall be 43%.

c) F.A.R.

Maximum floor area ratio shall be 6.42:1. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.

d) Open Space

Open Space at grade including arcades shall be a minimum of 57% of the net site area plus any adjoining boulevards. A detailed landscaping plan, including existing vegetation, shall be submitted to the Approving Authority for approval as part of a development permit application.

e) Parking

Off-street parking stalls shall be provided for a minimum of 295 stalls.

f) +15

Further to the general +15 guideline, internal +15 easements shall be substantially in accordance with the Concept Plan.

g) Access

Access and egress shall be substantially in accordance with the Concept Plan but shall be confirmed at the time of the application for a development permit to the satisfaction of the Approving Authority.

(iv) Site 4 (Group - D) 8,100 m² gross

a) Density

Maximum residential density shall be 400 units.

Maximum hotel and associated commercial uses density shall be as follows:

guest rooms - 21,400 m²

retail space - 9,700 m²

health club - 3,300 m²

b) F.A.R.

Maximum floor area ratio on the gross site shall be 7.83:1. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.

c) Height

Maximum building height shall be 36 storeys not exceeding 121 metres at any eaveline (not including mechanical penthouse) for the hotel; and 41 storeys not exceeding 129 metres at any eaveline (not including mechanical penthouse) for the apartment building.

d) Coverage

Maximum building coverage of the net site shall be 51%.

e) Open Space

Open space at grade including arcades and driveable surfaces shall be a minimum of 48% of the net site area plus any adjoining boulevards. A detailed landscaping plan, including existing vegetation, shall be submitted to the Approving Authority for approval as part of a development permit application.

f) Parking

Off-street parking shall be for a minimum of 90 stalls for the hotel use and 360 stalls for the residential uses.

g) +15

Further to the general +15 guideline, internal +15 easements shall be substantially in accordance with the Concept Plan.

h) Access

Access and egress shall be substantially in accordance with the Concept Plan but shall be confirmed at the time of application for a development permit to the satisfaction of the Approving Authority.