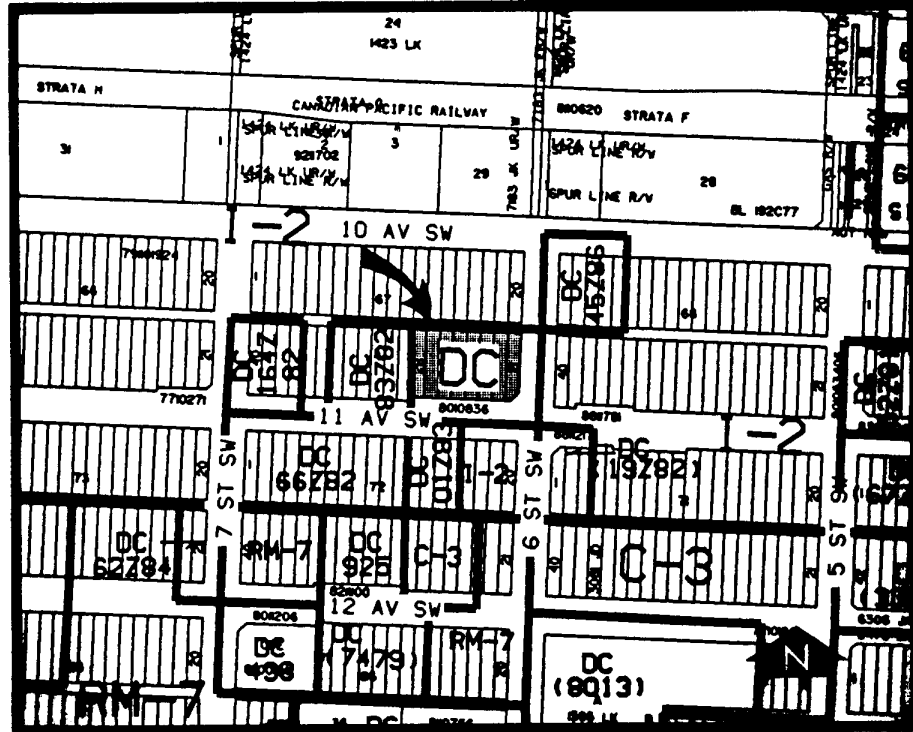


**Amendment No. 92/089**  
**Bylaw No. 12Z93**  
**Council Approval: 08 February 1993**

**SCHEDULE B**



Land Use Guidelines

The land use shall be for a comprehensively designed office/commercial building, with the exception of the following uses having a gross floor area in excess of 120 square metres: drinking establishments, entertainment establishments, and restaurants.

Development Guidelines

1. General

C-2 General Commercial District development guidelines shall apply unless otherwise noted below.

2. Height

Maximum building height shall be in the order of 75 feet.

3. F.A.R.

Maximum floor area shall be 4.5 times the area of the site upon which the building is located. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.

4. By-lawed Setback

No buildings or structures shall be permitted within the 7' by-lawed setback on 11th Avenue and 6th Street S.W. It is requested that the developer dedicate this setback to the City of Calgary for road widening purposes prior to the release of a development permit.

5. Parking

A minimum of one space per 1,000 square feet of net floor area shall be provided.

6. Development Plans

Approval of this application in no way approves the plans as submitted. Comprehensive development plans including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted and approved prior to the release of a development permit.

7. +15 System

The developer shall make provision for an ultimate connection with the +15 system.