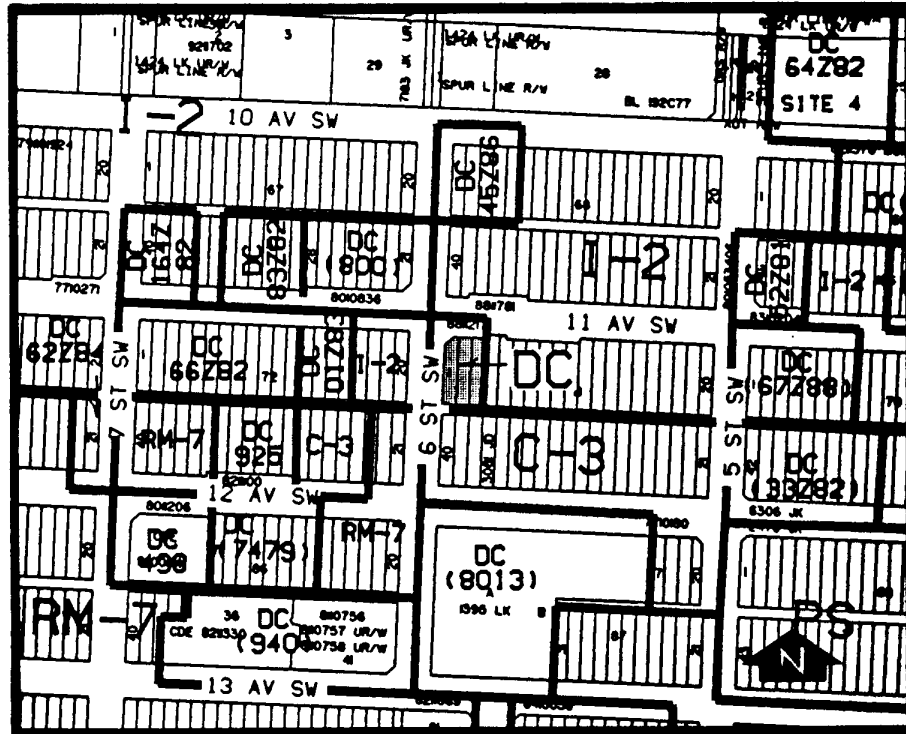


Amendment No. 92/089
Bylaw No. 17Z93
Council Approval: 08 February 1993

SCHEDULE B



1. Land Use

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

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), as they existed on February 15, 1982 shall apply unless otherwise noted below.

a) Height

10 Storeys not exceeding 44 m (144 ft.) including mechanical penthouse.

- b) F.A.R.

Maximum floor area ratio shall be 8.0:1. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.
- c) Parking

Parking facilities shall be provided in accordance with the approved City of Calgary Downtown Standards which are in effect at the time of application for a Development Permit.
- d) +15

Provision must be made for +15 links and contributions must be made to the +15 Fund and 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.
- f) By-lawed Setback

No building or structure shall be permitted within the 2.134 m by-lawed setback on 11 Avenue S.W. The owner will be requested to dedicate the setback at the time of application for a development permit.
- 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.