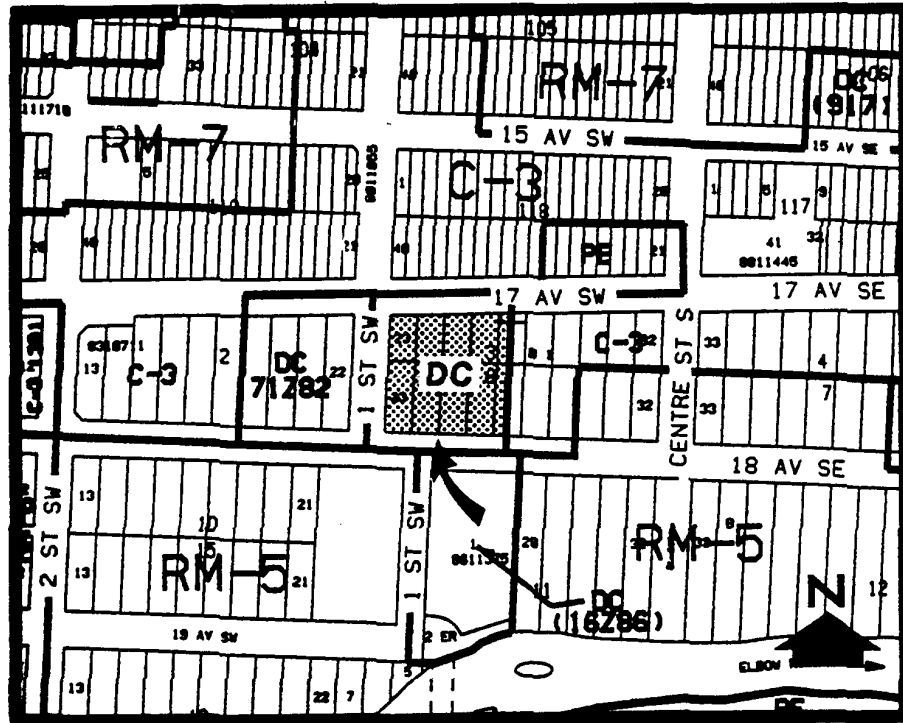


**Amendment No. 90/001**  
**Bylaw No. 137Z90**  
Council Approval: 10 December 1990

**SCHEDULE B**



1. Land Use

The land use shall be for a comprehensively designed commercial/residential project. The permitted and discretionary uses of the C-3 General Commercial District shall be allowed with the exception of auto body and paint shops and automotive services.

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-3 General Commercial District, contained in Section 37 of By-law 2P80, shall apply, unless otherwise noted below:

a) Commercial/Residential Component

A minimum of 9% of the gross floor area of the project shall be used for commercial purposes and a maximum of 91% of the gross floor area shall be residential.

b) Landscaped Area

A minimum of 40% of the site area shall be landscaped to the satisfaction of the Approving Authority or alternately, 19.5% of the site area shall be landscaped plus a payment made to the City of Calgary, to the satisfaction of the Approving Authority, for the purposes of park development or street enhancements on 1st Avenue S.W. and 18th Street S.W.

c) Building Height

For the building fronting onto 18th Avenue S.W., a maximum of 32.4 metres for the easterly half of the tower and 26 metres for the western half of the tower.

d) 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 access shall subsequently be submitted to the Approving Authority as part of a development permit application. In considering such an application, the Approving Authority shall ensure that the building appearance, site layout and density conform substantially to the plans in rendering submitted to City Council during their consideration of this by-law unless the Approving Authority decides to require 40% in which case portions or all of the at-grade parking may be eliminated.