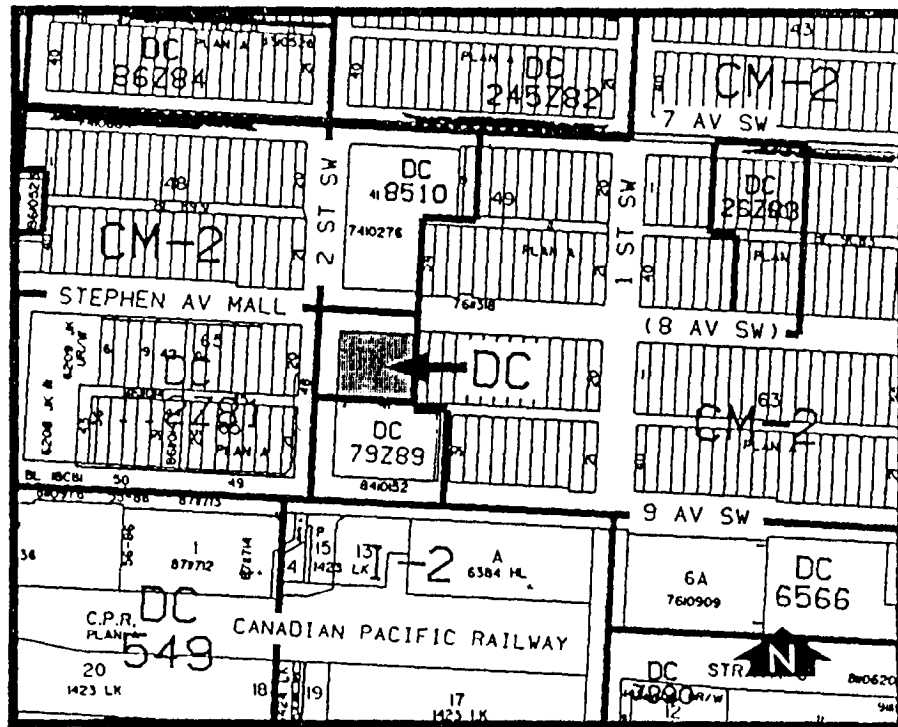


Amendment No. 94/047
Bylaw No. 86Z94
Council Approval: 19 September 1994

SCHEDULE B



1. Permitted Uses

A three-storey building for a financial institution shall be allowed as a permitted use for a period of one year following approval of this by-law subject to the Permitted Use Guidelines of this By-law. Subsequently, there will be no Permitted Uses but, in addition to the Discretionary Use list there will be added the Discretionary Uses of the CM-2 District included in a three-storey building subject to the Permitted Use Guidelines of this by-law renamed to be "Special Guidelines for a 3-storey Development, Discretionary Use."

2. Permitted Use Guidelines¹

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 the date of the passage of this by-law shall be the Permitted Use Rules unless otherwise noted below.

¹ Until one year following passage of this By-law, thereafter titled "2. Special Guidelines for a 3-storey Development Discretionary Use."

a. Density

Overall gross building area shall be in the order of 5,000 square metres. Any floor area totally or partially above grade level shall be included in the density calculation.

b. Height

Maximum building height shall be 3 storeys except for the corner feature element which will not exceed 27 metres.

c. Public Access

Easements shall be granted on a 24 hour basis for all grade and +15 level public areas and rights-of-way for public pedestrian passage and use.

d. Parking

A maximum of 36 stalls shall be provided in this development and an additional 17 stalls shall be maintained in the existing parking structure to the south of the site for the use of this building. If for any reason any of this parking is lost, cash-in-lieu of those stalls shall be paid or 17 stalls be provided in any new facility to the satisfaction of the Approving Authority; such payment will be made in accordance with the rate approved and in force on the date of payment.

e. +15 System

Provision must be made for all +15 system links and structures, including supports and stairs, to the satisfaction of the Approving Authority consistent with the plans and drawings submitted in support of this by-law including:

- i. construction of a glazed stair adjacent to each potential +15 bridge (at 2 St. S.W. and Stephen Avenue S.);
- ii. provision of any improvements, contributions, or easements for receiving +15 elements into the development from a neighbouring development; and
- iii. provision of indoor +15 level walkways linking the bridge connections across 2 Street and the Mall and to the eastern property line of the project as submitted with the plans accompanying this by-law.

f. Transit Waiting Area

Provision must be made for a transit waiting area adjacent to 2 Street West to the satisfaction of the Approving Authority. This waiting area will take the form of an open area along the face of the building covered by a glass canopy extending 1.5 m out from the building face or a free standing shelter at the curb.

g. Building Materials

The materials shall include stone and precast concrete and clear glazing.

h. Servicing and Access

All vehicular access and servicing shall be derived from the lane subject to all Engineering and Transportation Departmental requirements.

i. Building Setbacks

No building or structure shall be permitted within the by-lawed setbacks on Stephen Avenue and 2 Street W.

j. Signage

Signage shall comply with the Sign Appendix to By-law 2P80.

k. Development Agreement

There shall be a properly executed Development Agreement securing the necessary easements relating to the +15 and transit waiting area, contributions and all such requirements as required by the Approving Authority in connection with this development. This Agreement must remain in effect throughout the life of the project.

l. 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 Authority shall ensure the building appearance, site layout and density conform substantially to the plans and renderings submitted to Council in their consideration of this By-law.

3. Discretionary Uses

The discretionary land use shall be for a comprehensively-designed commercial complex with retail uses at grade and +15 levels, and offices above, including the permitted and discretionary uses of the CM-2 Central Business Commercial District as it existed on 1984 October 3. In the interim, those CM-2 permitted and discretionary uses may be permitted and discretionary in the structures existing on the site as of 1984 October 3.

4. Discretionary Use 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 1984 October 3, shall apply unless otherwise noted below:

a. Density

Overall gross building area shall be in the order of 60,324 m² (649,343 sq.ft.) including ground floor. Any floor area totally or partially above grade level shall be included in the density calculation. A minimum of 1340 m² (14,429 sq.ft.) of retail space shall be provided at the grade level and a further 1174 m² (12,637 sq.ft.) shall be provided at the +15 level.

b. Height

Maximum building height for the southern tower shall be 40 storeys plus the mechanical floor, not exceeding 160 m (including the mechanical penthouse) with the six-storey northern tower not exceeding 27 m (including the mechanical penthouse).

c. Public Access

Easements shall be granted on a 24-hour basis for all grade, +15 and +30 level public areas and rights-of-way for public pedestrian passage and use.

d. Parking

A maximum of 65 long-term car parking stalls shall be allowed on the site. Up to 256 additional stalls may be provided on-site for short-term parking under the same terms and conditions as are applied by the Calgary Parking Authority. Any shortfall between

the required total of 321 stalls and the number provided on-site shall be provided through a cash-in-lieu payment; such payment will be made in accordance with the rate approved and in force on the date of payment.

e. Loading and Courier Service

In total, four loading stalls shall be provided. The three courier stalls shall be provided and signed to the satisfaction of the Development Officer.

f. +15 System

Provision must be made for all +15 system links and structures, including supports and stairs, to the satisfaction of the Approving Authority consistent with the plans and drawings submitted in support of the approved Development Permit #80/1946 and renewed as DP#83/1352 including:

- i. construction of or payment for an environmentally controlled and skylit +15 bridge across 2 Street W. (6 m x 24.2 m) with any necessary bridge extension and on-site bridge supports;
- ii. construction of or payment for an environmentally controlled and skylit +15 bridge across 8 Avenue S. (6 m x 24.4 m) with any necessary bridge extension and on-site bridge supports connecting to the Scotia Centre +15 network. That the +15 bridge shall be constructed in accordance with Council policy at the time of actual construction of the development;
- iii. construction of bridge supports and other necessary structural elements for a future +15 bridge crossing 9 Avenue S;
- iv. construction of a glazed stair adjacent to each bridge (2 Street W, 8 Avenue S., 9 Avenue S.) connecting grade, +15 and the +30 levels;
- v. provision of full elevator service connecting the parking floors, the grade, +15 and +30 levels; and
- vi. provision of any improvements, contributions, or easements for receiving +15 elements into the development from a neighbouring development.

All +15 elements are to be constructed by the owner or cash-in-lieu is to be paid at the discretion of the Approving Authority.

g. Public Amenities

Consistent with the plans and drawings submitted in support of Development Permit #80/1946 renewed as DP#83/1352, the project shall contain the following:

i. At-Grade Public Areas

Open-to-the-Sky

- Plaza at corner of Stephen Avenue Mall and 2 St. W. 304.5 m²
- Added space adjacent to Mall and 2 St. W. 48.0 m²

Built-Over Outdoor Space

- Arcade along 2 Street W. and 9 Avenue S. 215.5 m²
- Transit - Patron Waiting Amenity 8.0 m²

Indoor Space

	<ul style="list-style-type: none"> • Entrance Lobby - Skylit • Other indoor public space 	267.0 m ² 853.8 m ²
ii.	Plus 15 Public Areas Indoor +15 Level Walkways and other Enhanced Spaces <ul style="list-style-type: none"> • An interior +15 passageway through the project linking the bridge connections across 2 Street and the Mall via the "atrium" and to future bridge connection at 9 Avenue and to the eastern property line of the project. 	185.3 m ² skylit 989.0 m ² non-skylit
iii.	Plus 30 Public Areas +30 level public space <ul style="list-style-type: none"> • linked to the +15 level via escalators 	529.5 m ² non-skylit
h.	Building Materials Consistent with approved Development Permit #80/1946 and its renewal as DP#83/1352, the project's finishing materials shall be blue reflective glazing, matte silver-coloured metal and reflective glass spandrel panels, granite flooring and plaza surfaces.	
i.	Landscaping High quality hard and soft landscaping shall be provided in conformity with the plans approved for DP#80/946, and its renewal as DP#83/1352.	
j.	Servicing and Access All vehicular access and servicing shall be derived from the diverted lane and 9 Avenue S., subject to all Engineering and Transportation Departmental requirements.	
k.	Building Setbacks No building or structure shall be permitted within the by-lawed setbacks on 8 and 9 Avenues S. and 2 Street W.	
l.	Signage Signage shall be limited in size, design and location and must be compatible with the structure to the satisfaction of the Approving Authority.	
m.	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.	
n.	Relationship Between Direct Control Guidelines and the Development Permits (#80/1946 and #83/1352)	

Where there is any conflict or lack of clarity between the DC guidelines and the Development Agreements executed with respect to Development Permits #80/1946 and #83/1352, the Development Agreement provisions shall prevail.