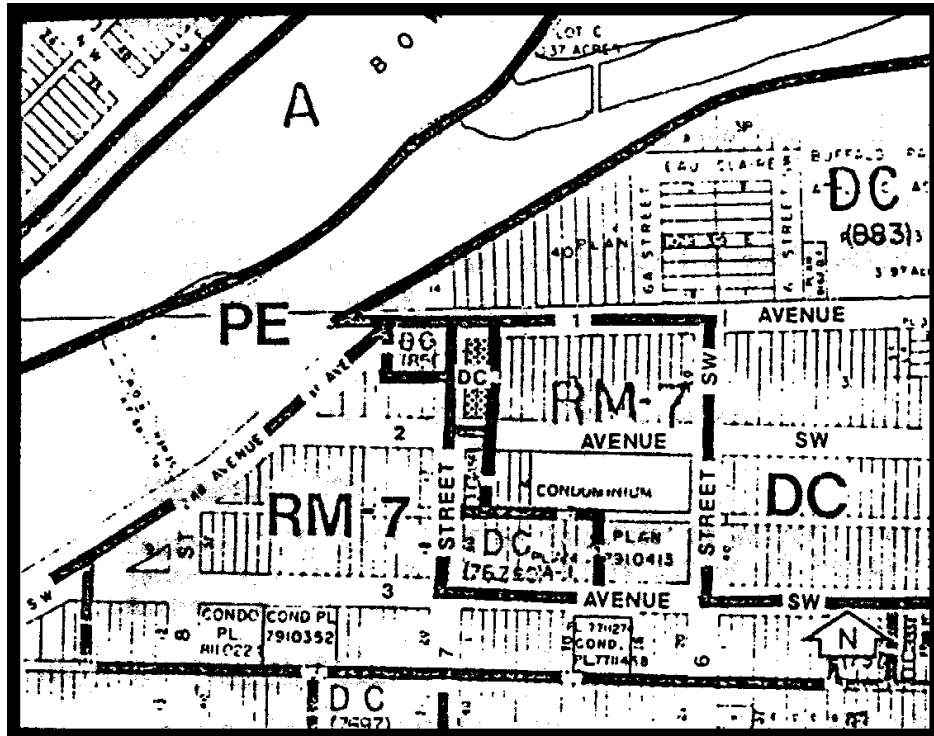


**Amendment No. 81/41
Bylaw No. 113Z81
Council Approval: 21 July 1981**

SCHEDULE B



1. Land Use

The land use shall be for multi-use, office and residential development only.

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) shall apply unless noted below.

3. F.A.R.

The maximum F.A.R. shall be 5.55:1 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. calculation.

4. Parking

There shall be twenty-five parking stalls to the satisfaction of Approving Authority.

5. Height

Maximum building height shall be eight stories not exceeding 25.1 metres at any roofline (not including mechanical penthouse).

6. Density

There shall be minimum of twelve residential units.

7. Yards

The yard requirements are waived to the satisfaction of the Approving Authority.

8. Deletion

Section 37(5)(a) of By-law 2P80 is waived.

9. Landscaped Area

Section 37(5)(c)(ii) of By-law 2P80 is waived, the amount of landscaped area shall be to satisfaction of Approving Authority.

10. 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 and approved by the Approving Authority as part of a Development Permit. In considering such a Permit application, the Approving authority shall ensure that the buildings and site layout conform substantially to the drawing and material submitted to Council during their consideration of By-law 113Z81.

11. Articulation

The wall on the east elevation shall be articulated by brickwork and/or murals to the satisfaction of the Approving Authority.

12. In considering the development permit the Calgary Planning Commission give consideration to uses at grade in addition to fee parking providing that the ratio of car parking to development is not altered.