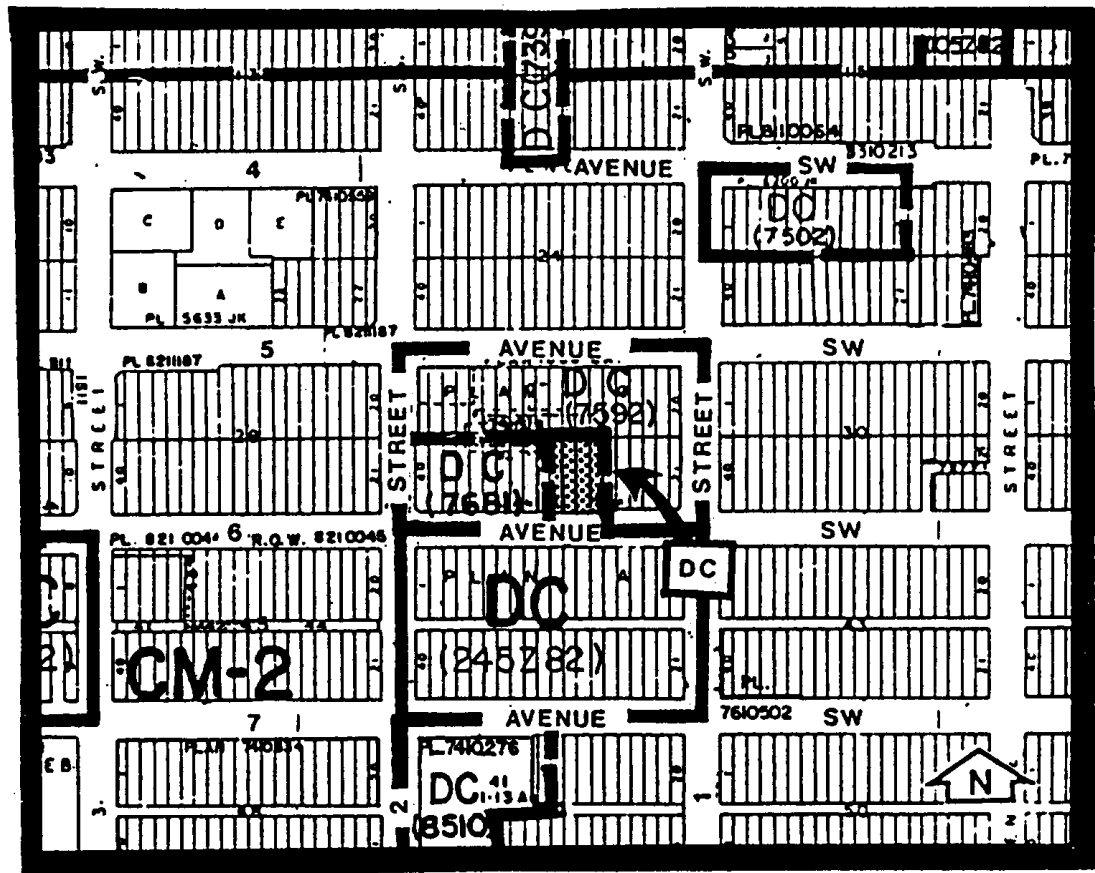


Amendment No. 82/207  
Bylaw No. 56Z83  
Council Approval: 18 July 1983

**SCHEDULE B**



1. Land Use

The land use shall be for a comprehensively designed office commercial complex with ancillary commercial uses in addition to those buildings or any portions of buildings existing on Lot 26, excepting throughout the easterly 0.54 m (1.77 ft.) and Lot 31, excepting throughout the westerly 0.93 m (3.04 ft.) at the time of passage of this by-law.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 and the Permitted and Discretionary Use Rules of the CM-2 (Central Business Commercial Districts) shall apply to

any new development undertaken subsequent to the passage of this by-law unless otherwise noted below:

a) F.A.R.

Maximum floor area ratio shall be 8.15:1. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.

b) +15

Provision must be made to connect to the +15 links and systems existing in the entire Bow Valley Square complex to the satisfaction of the Approving Authority and to confirm the current obligation relating to a +15 bridge to the south.

c) Height

Maximum building height shall be 17 storeys not exceeding 70 metres at any eaveline (not including mechanical penthouse).

d) Parking Areas

Parking shall be provided at the rate of at least one stall per 140 metres of net floor area. Parking shall be provided on up to four levels and not more than 92 stalls may be provided.

e) 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 its consideration of By-law 56Z83.