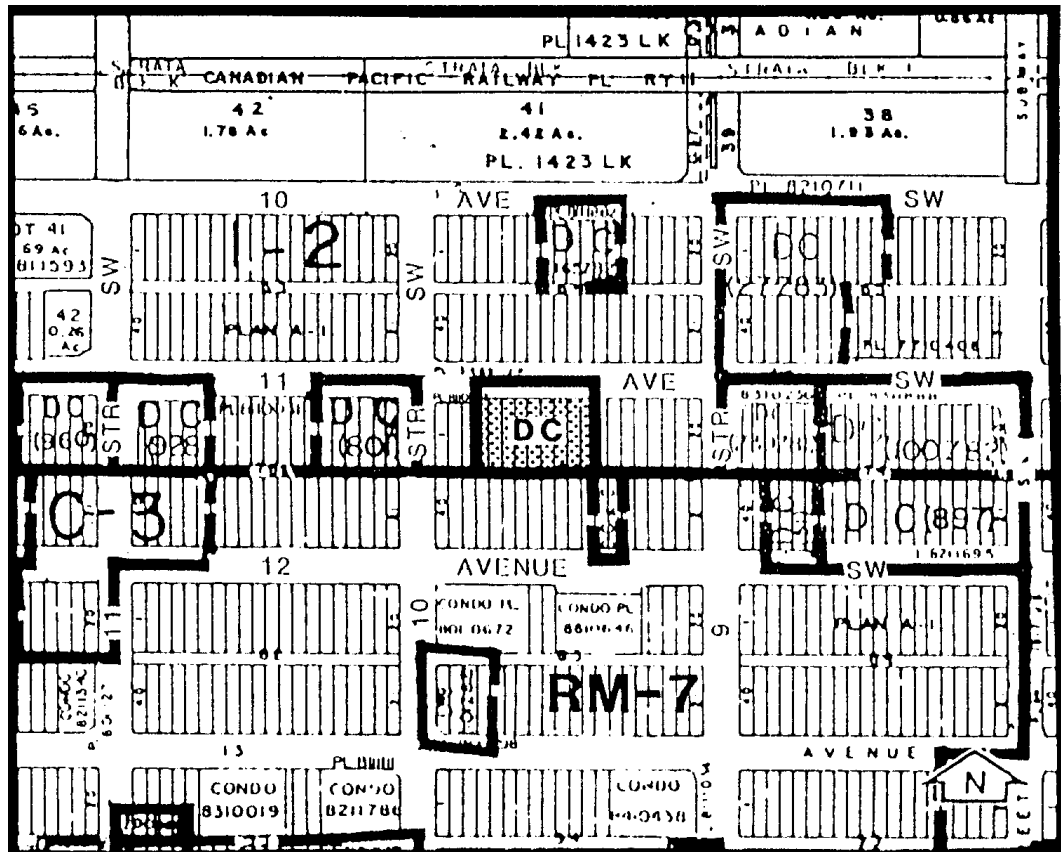


Amendment No. 87/028
Bylaw No. 59Z87
Council Approval: 15 June 1987

SCHEDULE B



1. Land Use

The land use shall be for an office building with ancillary retail, service commercial and residential uses only. Surface parking and signs may also be temporary discretionary uses.

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-2 (General Commercial District) shall apply unless otherwise noted below.

a) Height

Maximum building height shall be 11 storeys not exceeding 40 metres (131 feet) at any eaveline (not including mechanical penthouse).

b) F.A.R.

Maximum floor area ratio shall be 5.85 and shall include a residential component of .1.

c) Landscaping

Landscaped area shall cover a minimum of 29% of the gross site area plus any adjoining boulevards. A detailed landscaping plan, including existing vegetation, shall be submitted to the Approving Authority for approval as part of a development permit application.

d) Project-related Parking

In conjunction with the project, 230 off-street parking stalls shall be provided. The 15 parking spaces behind the building on the lane shall be provided to the City to be operated by the Calgary Parking Authority as metered spaces, such agreement to cover the construction, maintenance and operation of such spaces to the satisfaction of the Approving Authority.

e) Temporary Surface Parking Areas

As an interim use, the temporary surface parking area shall be designed and developed in conformity with the relevant Council policies and standards to the satisfaction of the Approving Authority.

f) Signage

Any signage on the subject site shall conform with the Sign Appendix (Section 59 of By-law 2P80), with the Approving Authority considering the appropriateness of the signage relative to existing and future uses in this area.

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.