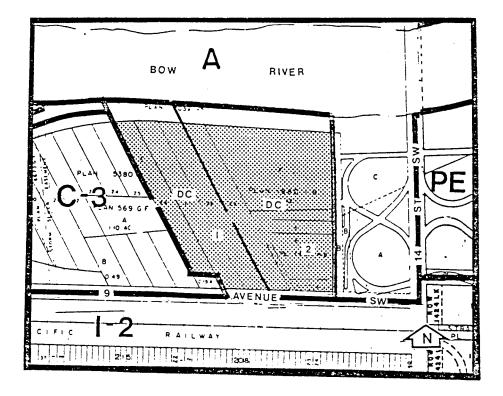# Amendment No. 82/153
Bylaw No. 223Z82
Council Approval: 15 November 1982

SCHEDULE B

1. Land Use - Site 1 - Net Site Area 12,645 m^2±

    The land use shall be for an inter-city bus terminal and directly related office and service commercial uses only.

2. Development Guidelines

    The General Rules for Industrial Districts contained in Section 43 of By-law 2P80 and the Permitted and Discretionary Use Rules of the I-2 (General Light Industrial District) shall apply unless otherwise noted below.

3. a. Height

    Maximum building height shall be 4 storeys not exceeding 17.0 metres (56 feet) at any eaveline (not including mechanical penthouse).

b. Density

Maximum floor area shall be 180,000 sq. feet.

c. Landscaping

Landscaping shall cover a minimum of 14.5% of the net 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. Parking

A minimum of 100 off-street parking stalls shall be provided.

e. Access

Access and egress shall be determined at the time of application for a development permit to the satisfaction of the Approving Authority.

f. Pedestrian Connections

The design of the Greyhound Terminal should have provisions, to the satisfaction of the Approving Authorities for pedestrian connections between the Greyhound Terminal, the future L.R.T. Station and the future development to the west including the necessary structural supports, easements, etc.

The developer shall be responsible for the cost of a covered pedestrian bridge either to the L.R.T. station, if located to the south of the subject site or either a covered bridge or a pedestrian tunnel across Greyhound Way.

An underground pedestrian connection shall be provided between the Greyhound Terminal and the proposed office development to the east.

g. Yards

Yards shall be provided to the satisfaction of the Development Officer.

h. 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.

1. <u>Land Use</u> - Site 2 - Net Site Area 19,123 m^2±

The land use shall be for a comprehensively designed office commercial development only.

2. <u>Development Guidelines</u>

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) shall apply unless otherwise noted below.

3.   a.   Height

Maximum building heights (not including mechanical penthouses) shall be as follows:

Tower A	107 m (350 ft.)
Tower B	92 m (300 ft.)
Tower C	131 m (430 ft.)

b.   F.A.R.

Maximum floor area ratio shall be 6.5:1. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.

c.   Landscaping

Landscaping shall cover a minimum of 43% of the net 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.   Parking

A minimum of 1305 off-street parking stalls shall be provided.

e.   Access

Access and egress shall be determined at the time of application for a development permit to the satisfaction of the Approving Authority.

f.   Staging

The office component of the develpoment shall be staged in accordance with the legal agreement entered into between the City of Calgary and Trojan Properties Limited relative to this By-law.

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.