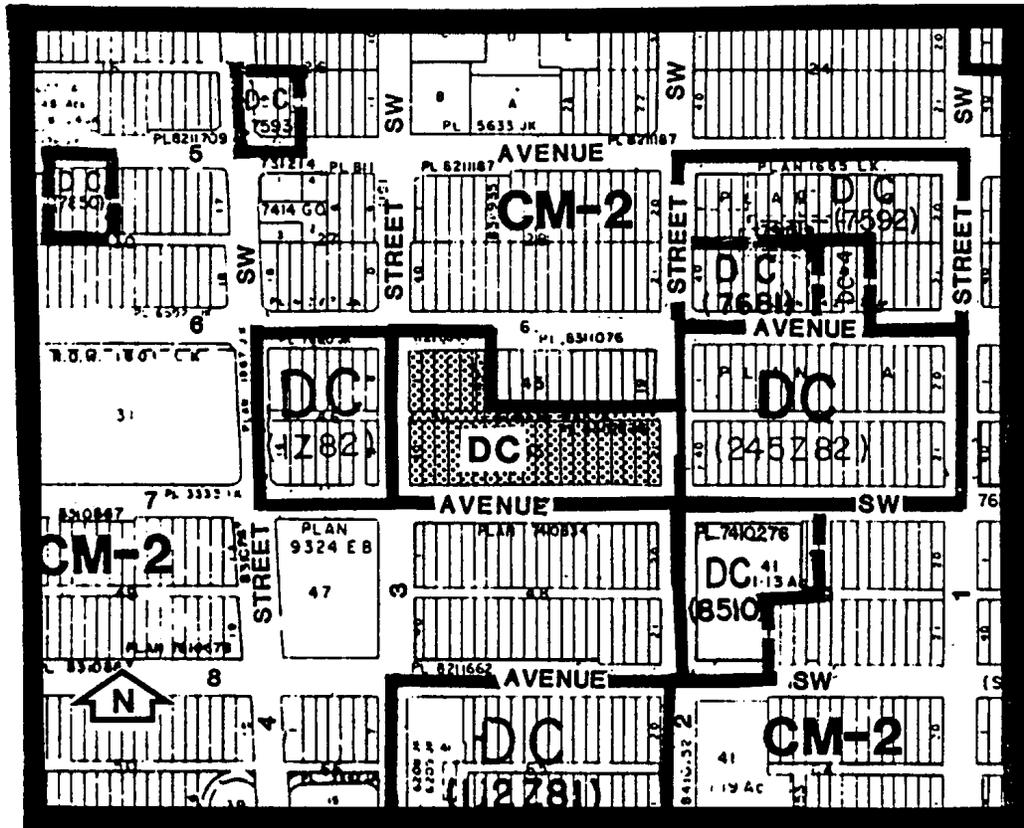


**Amendment No. 84/056**  
**Bylaw No. 86Z84**  
**Council Approval: 10 December 1984**

**SCHEDULE B**



1. Land Use

The land use shall be for a phased, comprehensively designed complex with office and ancillary commercial 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 Section 42: CM-2 (Central Business Commercial Districts) as it existed on October 3, 1984 shall apply unless otherwise noted below.

a) Density

Overall gross building area in Phases I and II shall be in the order of 1,793,550 sq.ft. Any floor area totally or partially above grade level shall be included in the density calculations.

b) Phasing

The project shall be phased in two stages in accordance with the agreements between the City and the Bank of Montreal.

Phase I: comprised of existing office tower on the western portion of the site; the +15 bridge cash-in-lieu contributions and the bridge over 7th Avenue and a related connector and on-site extension (if Phase II is not commenced on or before June 23, 1985); interior and exterior public areas and amenities at the grade, +15 and +30 levels; the underground garage and the mini-park.

Phase II: comprised of the second office tower on the eastern portion of the site, the pedestrian canopy along 7th Avenue; +15 walkway adjacent to Y.M.C.A.; and all associated amenities at the grade, +15 and +30 levels.

c) Height

Maximum building height (not including any mechanical penthouse) shall be as follows:

Phase I - 44 storeys - 547 feet

Phase II - 64 storeys - 800 feet

d) Public Access

Easements shall be granted for all grade and +15 public areas and rights-of-way for public pedestrian passage and any +30 level public areas.

e) Parking

A maximum of 152 underground parking stalls shall be provided on-site. The total number of stalls required for Phase I is 316 and for Phase II is 542. In total, 690 stalls are to be provided through cash-in-lieu payments.

f) +15 System

Provision must be made for +15 system links and structures, including supports and stairs, to the satisfaction of the Development Officer consistent with the agreements between the City and the Bank of Montreal including:

- i) an environmentally controlled +15 bridge over 7th Avenue S.
- ii) cash-in-lieu of bridges over 6th Avenue S., 2nd and 3rd Streets W.
- iii) a walkway adjacent to the eastern property line of the existing Y.M.C.A. site (located on the northeast corner of 6th Avenue S. and 3rd Street W.)
- iv) +15 walkways that connect with bridges on all four sides of the block, including a +15 level connection to the existing Cadillac-Fairview building (located on the northeastern portion of same block as subject site) and a temporary extension across the subject site from the 7th Avenue +15 bridge to the Cadillac-Fairview building.

g) Public Amenities

Consistent with the existing development agreements between the City and the Bank of Montreal, the project shall contain the following types and sizes of amenities for public use:

i) At Grade Public Areas

Phase I

Third Street Mall, open to sky	19,427 sq.ft.
Public Plaza, open to sky, corner of Sixth Avenue and Third Street West	8,733 sq.ft.
Other public areas immediately to development open to sky	8,733 sq.ft.
Tower I enclosed public area	8,370 sq.ft.
Banking Pavilion enclosed sky-lit public amenity area	8,337 sq.ft.
Temporary mini-park on eastern portion of site	16,833 sq.ft.

Phase II

Tower II public amenity are	14,424 sq.ft.
Covered arcade	1,892 sq.ft.

ii) Plus 15 Public Areas

Phase I

Skylit interface walkway with western side of Cadillac-Fairview Building	4,320 sq.ft.
Environmentally enclosed bridge over Seventh Avenue to the Toronto-Dominion Square	1,828 sq.ft.
Tower I enclosed public walkways	(Combined with Tower II Phase II)

Phase II

Skylit interface walkway with and connection to the southern side of the Cadillac Fairview Building	4,894 sq.ft.
Tower II enclosed public walkways (including Tower I)	8,361 sq.ft.
Skylit covered bridge extension from Sixth Avenue to B.P. House adjacent to the Y.M.C.A.	2,860 sq.ft.

iii) Plus 30 Public Areas

Phase II

Skylit enclosed plus 30 plaza	7,130 sq.ft.
Plus 30 plaza, open to sky	3,670 sq.ft.
Enclosed public walkway	4,660 sq.ft.

The +30 level public areas may be omitted at the developer's option and the related bonus of 224,000 sq.ft. of development area would have to be deleted.

Should any other public amenities be omitted or altered, equivalent public amenities must be provided to the satisfaction of the Development Officer.

h) Barclay (3rd Street) Mall

The Mall shall be constructed in conformity with the existing amended development agreement, that is, to standards acceptable to the Approving Authority with such financial arrangements as set out in the agreement. Construction of this segment of the Mall shall also contain a significant artwork to the satisfaction of the Approving Authority as set out in the amended agreements between the Bank and the City of Calgary.

i) +30 Level

Direct access shall be provided to the +30 level from the +15 level via an elevator, escalator and stairs.

j) Loading

In total, 8 loading docks shall be provided.

k) By-lawed Setback

No building or structure shall be permitted within the 2.134 m by-lawed setback on 6th and 7th Avenue S. and 2nd and 3rd Streets W. The owner will be requested to dedicate the setback at the time of application for a development permit.

l) Signage

Signage shall be limited in size, design and location and must be compatible with the existing 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, the Development Permits and Development Agreements (October 1984)

Where there is any conflict or lack of clarity between these D.C. guidelines and the existing development agreements between the City of Calgary and the Bank of Montreal, the development agreement provisions shall prevail. Notwithstanding any other provisions of the agreement, the term of the development permit validity shall extend for five years from the date of issuance of the Building Permit (June 23, 1980).