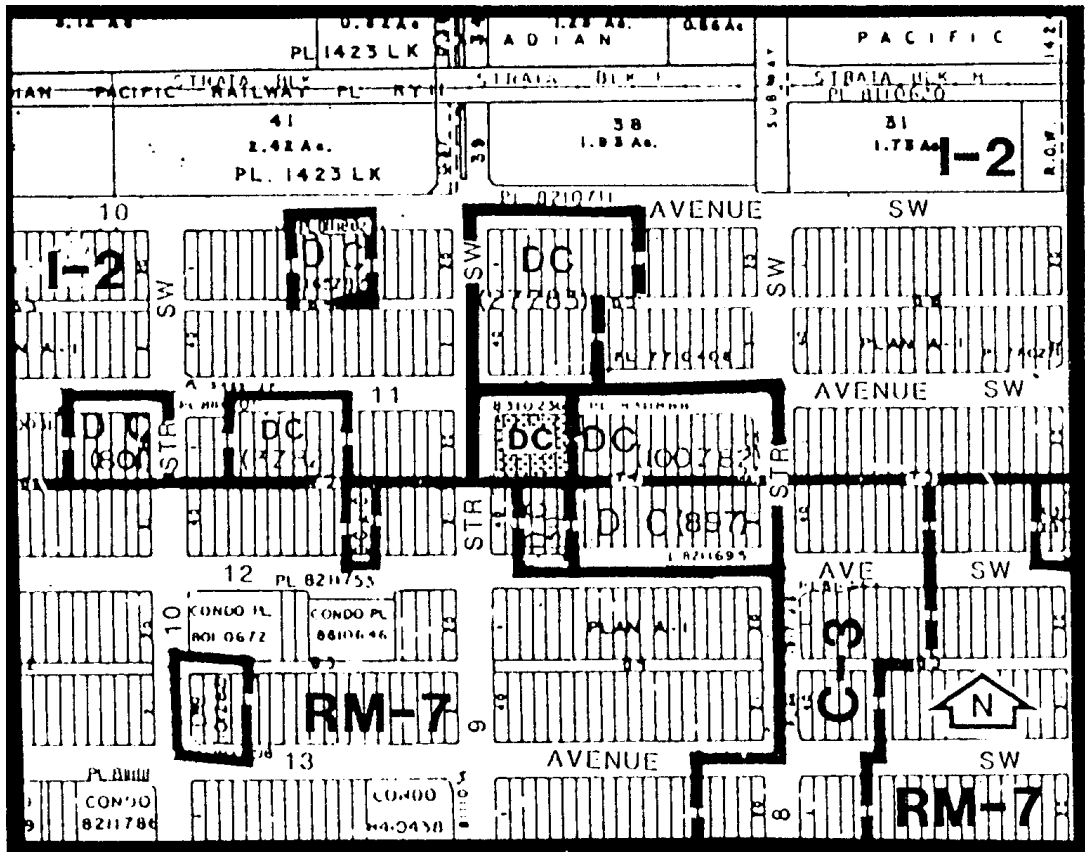


Amendment No. 87/038  
Bylaw No. 60Z87  
Council Approval: 15 June 1987

**SCHEDULE B**



1. Land Use  
The land use shall be for an office building with ancillary retail and service commercial 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 CM-2 (Central Business Commercial District) as they existed on 1981 December 7 shall apply unless otherwise noted below.

a) Height

Maximum building height shall be 12 storeys not exceeding 45.1 metres (226 feet) at any eaveline (not including mechanical penthouse).

b) F.A.R.

Maximum floor area ratio shall be 7.9. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.

c) Landscaping

Landscaping internally and externally shall cover a minimum of 47% 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) Project-Related Parking

In conjunction with the project, a minimum of 114 off-street parking stalls shall be provided. Such stalls shall be made available for use by the general public after 6:00 p.m. on weekdays and all day on Saturday to the satisfaction of the Approving Authorities. The first 21 stalls in the building shall be provided and signed as metered parking to be run by the Calgary Parking Authority who will receive the revenue from same. Prior to the release of a Development Permit, a legal agreement satisfactory to the Approving Authority shall be entered into relative to the construction, maintenance, and long-term use of these stalls.

e) Temporary Surface Parking Areas

As a 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) +15

Provision must be made for +15 links and systems 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. 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 By-law 239Z81, except for temporary surface parking in the interim period.