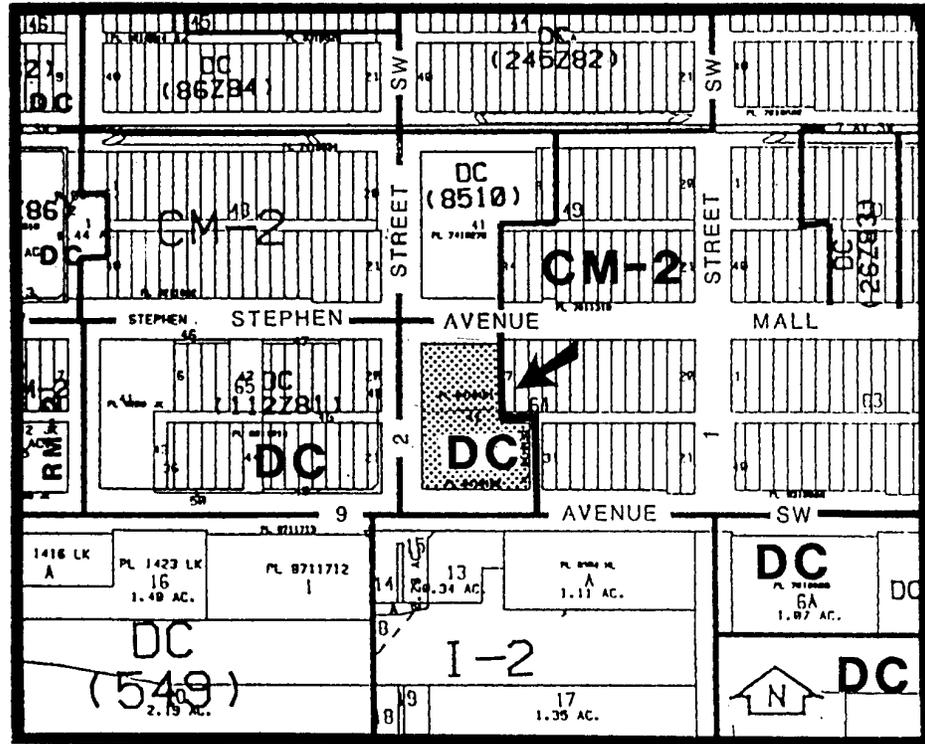


Amendment No. 89/049
Bylaw No. 79Z89
Council Approval: 17 July 1989

SCHEDULE B



1. Land Use

The land use shall be for a comprehensively designed commercial complex with retail uses at the grade and +15 levels, and offices above, including the permitted and discretionary uses of the CM-2 (Central Business Commercial District) as it existed on October 3, 1984. In the interim, those CM-2 permitted and discretionary uses may be permitted and discretionary in the structures existing on the site as of October 3, 1984.

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 District) as it existed on October 3, 1984 shall apply unless otherwise noted below:

a) Density

Overall gross building area shall be in the order of 60,324 m² (649,343 sq.ft.) including ground floor. Any floor area totally or partially above grade level shall be included in the density calculation. A minimum of 1340 m² (14,429 sq.ft.) of retail

space shall be provided at the grade level and a further 1174 m² (12,637 sq.ft.) shall be provided at the +15 level.

b) Height

Maximum building height for the southern tower shall be 40 storeys plus the mechanical floor, not exceeding 160 m (including the mechanical penthouse) with the six-storey northern tower not exceeding 27 m (including the mechanical penthouse).

c) Public Access

Easements shall be granted on a 24-hour basis for all grade, +15 and +30 level public areas and rights-of-way for public pedestrian passage and use.

d) Parking

A maximum of 65 long-term car parking stalls shall be allowed on the site. Up to 256 additional stalls may be provided on-site for short-term parking under the same terms and conditions as are applied by the Calgary Parking Authority. Any shortfall between the required total of 321 stalls and the number provided on-site shall be provided through a cash-in-lieu payment; such payment will be made in accordance with the rate approved and in force on the date of payment.

e) Loading and Courier Service

In total, four loading stalls shall be provided. The three courier stalls shall be provided and signed to the satisfaction of the Development Officer.

f) +15 System

Provision must be made for all +15 system links and structures, including supports and stairs, to the satisfaction of the Approving Authority consistent with the plans and drawings submitted in support of the approved Development Permit #80/1946 and renewed as DP#83/1352 including:

- i) construction of or payment for an environmentally controlled and skylit +15 bridge across 2 Street W. (6 m x 24.2 m) with any necessary bridge extension and on-site bridge supports;
- ii) construction of or payment for an environmentally controlled and skylit +15 bridge across 8 Avenue S. (6 m x 24.4 m) with any necessary bridge extension and on-site bridge supports connecting to the Scotia Centre +15 network; That the +15 bridge shall be constructed in accordance with Council policy at the time of actual construction of the development;
- iii) construction of bridge supports and other necessary structural elements for a future +15 bridge crossing 9 Avenue S;
- iv) construction of a glazed stair adjacent to each bridge (2 Street W, 8 Avenue S., 9 Avenue S.) connecting grade, +15 and the +30 levels;
- v) provision of full elevator service connecting the parking floors, the grade, +15 and +30 levels; and
- vi) provision of any improvements, contributions, or easements for receiving +15 elements into the development from a neighbouring development.

All +15 elements are to be constructed by the owner or cash-in-lieu is to be paid at the discretion of the Approving Authority.

g) Public Amenities

Consistent with the plans and drawings submitted in support of Development Permit #80/1946 renewed as DP#83/1352, the project shall contain the following:

i) At-Grade Public Areas

Open-to-the-Sky

- o Plaza at corner of Stephen Avenue Mall and 2 St. W. - 304.5 m²
- o Added space adjacent to Mall and 2 St. W - 48.0 m²

Built-Over Outdoor Space

- o Arcade along 2 Street W. and 9 Avenue S. - 215.5 m²
- o Transit - Patron Waiting Amenity - 8.0 m²

Indoor Space

- o Entrance Lobby - Skylit 267.0 m²
- o Other indoor public space - 853.8 m²

ii) Plus 15 Public Areas

Indoor +15 Level Walkways and other Enhanced Spaces

- o An interior +15 passageway through the project linking the bridge connections across 2 Street and the Mall via the "atrium" and to future bridge connection at 9 Avenue and to the eastern property line of the project. 185.3 m² skylit
- o 989.0 m² non-skylit

ii) Plus 30 Public Areas

+30 level public space

- o linked to the +15 level via escalators 529.5 m² non-skylit

h) Building Materials

Consistent with approved Development Permit #80/1946 and its renewal as DP#83/1352, the project's finishing materials shall be blue reflective glazing, matte silver-coloured metal and reflective glass spandrel panels, granite flooring and plaza surfaces.

i) Landscaping

High quality hard and soft landscaping shall be provided in conformity with the plans approved for DP#80/946, and its renewal as DP#83/1352.

j) Servicing and Access

All vehicular access and servicing shall be derived from the diverted lane and 9 Avenue S., subject to all Engineering and Transportation Departmental requirements.

k) Building Setbacks

No building or structure shall be permitted within the by-lawed setbacks on 8 and 9 Avenues S. and 2 Street W.

l) Signage

Signage shall be limited in size, design and location and must be compatible with the 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 and the Development Permits (#80/1946 and #83/1352)

Where there is any conflict or lack of clarity between the DC guidelines and the Development Agreements executed with respect to Development Permits #80/1946 and #83/1352, the Development Agreement provisions shall prevail.