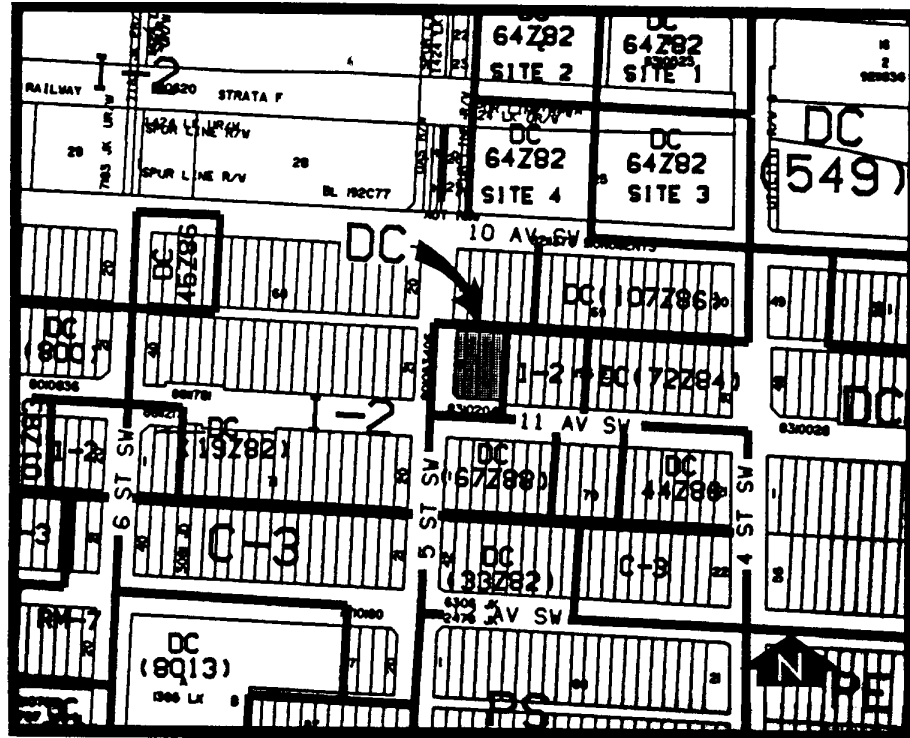


**Amendment No. 92/089**  
**Bylaw No. 13Z93**  
**Council Approval: 08 February 1993**

**SCHEDULE B**



1. Land Use

The land use shall be all those found in Section 42 of By-law 2P80, with the exception of the following uses having a gross floor area in excess of 120 square metres: drinking establishments, entertainment establishments, and restaurants.

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 Districts), Section 42, as they existed on April 21, 1981, shall apply unless otherwise noted below.

3. Height

Maximum building height shall be 11 storeys not exceeding 40.5 metres at any eaveline/roofline (not including mechanical penthouse).

4. F.A.R.

Maximum floor area shall be 8.0:1 times the area of the site upon which the building is located. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.

5. Landscaping

A detailed landscaping plan, indicating existing vegetation shall be submitted to and approved by the Development Officer prior to the approval of a Development Permit.

6. +15

Provision, satisfactory to the Development Officer, must be made for +15 links and systems. The staircase at the +15 is to be covered.

7. Pedestrian Areas

At the Development Permit stage, the Development Officer shall pay particular attention to the design and function of the pedestrian environment along 5th Street and 11th Avenue S.W. A continuous pedestrian arcade, a minimum of 3 metres in width shall be provided. The Development Officer shall ensure that only uses which enhance the pedestrian environment, shall be permitted at grade and the +15 level.

8. Renderings

The Calgary Planning Commission, when considering the Development application, shall ensure that the detailed plans and elevations are consistent and compatible with the renderings and other materials presented to City Council in support of LUB/52Z81.