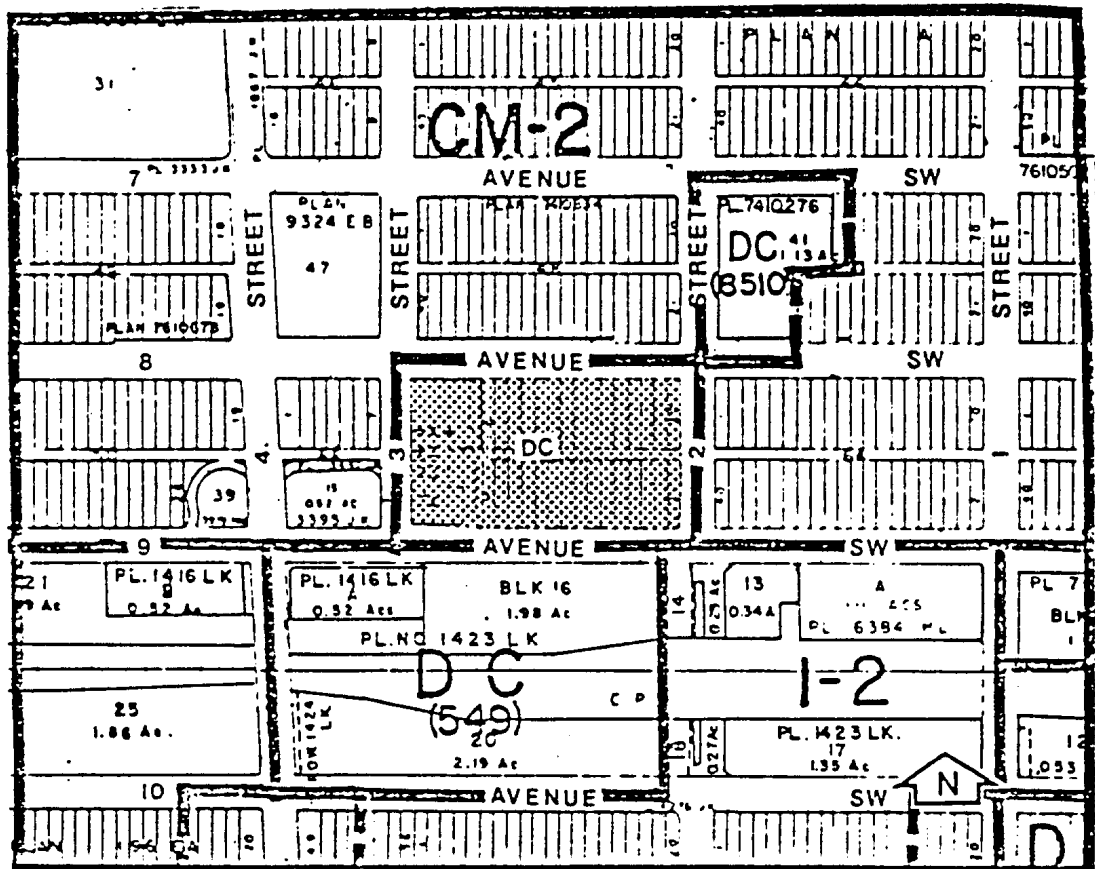


Amendment No. 81/90
Bylaw No. 112Z81
Council Approval: 28 July 1981

SCHEDULE B



1. LAND USE

The Land Use shall be any and all of those uses as found in Section 42 of By-Law 2P80 (CM-1 and CM-2).

2. DEVELOPMENT GUIDELINES

The General Rules for Commercial Districts as contained in Section 33 of By-Law 2P80 and the Discretionary Use Rules as contained in Section 42 of By-Law 2P80 shall apply unless noted below.

A. F.A.R.

The gross floor area shall be a maximum of 15.47 times the gross area of the site. Any floor area totally or partially above grade level, excluding the ground floor, shall be included in the F.A.R. calculations, including the existing Royal Bank Building and Hollinsworth Building.

B. Public Plaza

All public plaza areas will have detailed landscaped plans as a condition of final release of the Development Permit.

- i) Public Plazas at grade shall be a minimum of 5,340 square metres largely as indicated on plans reviewed by City Council.
- ii) The applicants shall construct and be responsible for the maintenance of a Galleria Structure over 8th Avenue in the approximate location and form indicated on the plans as reviewed by City Council. No portion of the Galleria shall intrude on the Lancaster and Venini Buildings unless agreed upon by the owners of the buildings. The applicants shall also be responsible for the redevelopment of the Mall surface in a manner satisfactory to the Approving Authority.
- iii) Plus 15 Plazas- Provision of the Plus 15 elements including +15 bridges over 9th Avenue and 3rd Street in the public areas as indicated in the second floor plan, shall be a minimum area of 2,910 square metres, largely as indicated on the plans as reviewed by City Council.
- iv) Plus 30- The provision of the Plus 30 elements in public areas as indicated in the third floor plan and shall be a minimum area of 2,400 square metres, largely as indicated in the plans as reviewed by City Council.
- v) A utilization of up to 8,489 square metres of density from the density bonus pool arising from the legal agreement between Trizec Corporation and the City of Calgary.

C. Height

The maximum building height shall be 53 storeys, not exceeding 193 metres at the mechanical penthouse roof for the new buildings and 95 metres to the penthouse roof of the existing Royal Bank Building.

D. Heritage Elements

Preservation and restoration of the Hollinsworth Building in accordance with the Alberta Government's Approvals and Guidelines, allowing interior renovations and permitting the best possible integration of the Hollinsworth Building into the complex. Preservation and restoration of the Wilson Building facade.

E. Parking

Parking for this Development shall be provided in the following ways:

1. Provision of on site stalls, which shall be made up as follows:
 - (a) 122 stalls to serve the existing Royal Bank Building;
 - (b) 20% of the parking stalls required under the By-law 2P80 for the balance of the development including the Hollinsworth Building accessed from 9th Avenue and designed in accordance with the standards defined in By-law 2P80.
 - (c) Courier stalls as required in By-law 2P80.
2. Payment of cash-in-lieu for 80% of the parking stalls required for the balance of the development including the Hollinsworth Building.

F. Loading Provisions

Loading provisions of a minimum of 12 loading bays in addition to two garbage bay areas.

G. Retail Frontage

1. All buildings fronting on to 8th Avenue Mall shall be designed at the grade level to include retail activities accessing directly on to the Mall. Access to such retail units shall be designed so as to enhance the traditional retail function of the 8th Avenue Mall.
2. A minimum of 50% of the leasable frontage of all public walkways and spaces at the grade and Plus 15 levels in the development shall contain retail and other people-oriented activities.

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 access shall subsequently be submitted to and approved by the Approving Authority as part of a Development Permit application. In considering such Permit application, the Approving Authority shall ensure that the buildings and site layout conform substantially to the drawings and other materials submitted to Council during their consideration of By-Law 112Z81.