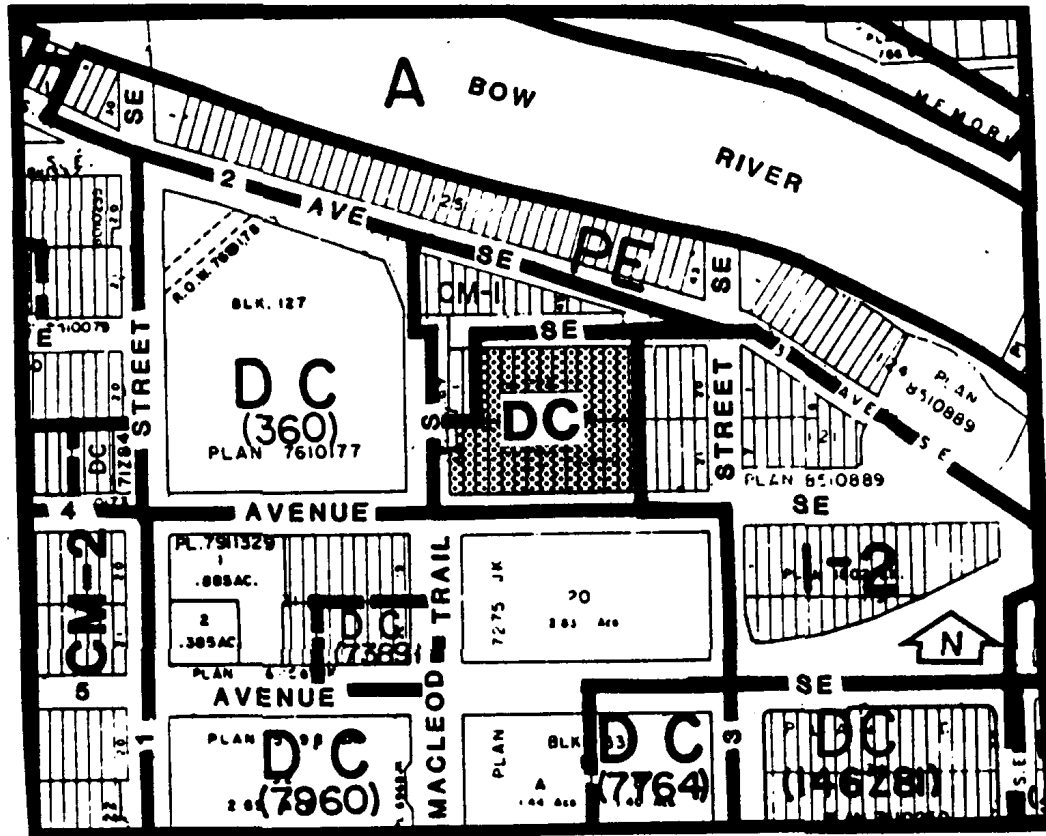


Amendment No. 86/048
Bylaw No. 106Z86
Council Approval: 21 July 1986

SCHEDULE B



1. Land Use

The land use shall be an office building including ancillary retail, restaurant, day care and physical uses only. In the interim prior to ultimate development, surface parking areas and signage may also be allowed as temporary 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 October 4, 1982, shall apply unless otherwise noted below.

a. Height

Maximum building height shall be 19 storeys not exceeding 73 metres (240 ft. ±) at any eaveline for the east tower and 23 storeys not exceeding 84M (276 ft. ±) at any eaveline for the west tower (not including mechanical penthouse).

b. F.A.R.

Maximum floor area ratio shall be 8.5:1.

c. Landscaping

A detailed landscaping plan, including existing vegetation, shall be submitted to the Approving Authority for approval as part of a development permit application for both on-site and off-site areas.

d. Open Space - Exterior

Inclusive of hard landscaping, by-lawed setback and arcade area, an area of not less than 2,400 m² shall be provided and landscaped to the satisfaction of the Approving Authority.

e. Open Space - Interior

An interior space of not less than 2,000 m² shall be provided and landscaped to the satisfaction of the Approving Authority.

f. Off-Site Landscaping

The applicant shall landscape and maintain an area extending from the north building face to the ultimate alignment of 2nd Avenue S.W. Landscaping shall be undertaken at the time of development, save for the edge adjacent to 2nd Avenue S.E. Prior to the release of the Development Permit, a legal agreement satisfactory to City Solicitor pertaining to this shall be signed.

g. Pedestrian System

The applicant shall provide the necessary supports and internal connections at locations agreed upon with the Approving Authority in a north, south, east and west direction. The applicant shall make contributions to the construction of +15 bridges to the appropriate City standards in a west, across Macleod Trail and south, 4th Avenue directions. The applicant shall build at his expense an open bridge from the north face of the building to the riverbank, connecting to grade within the proposed landscaping north of 3rd Avenue and within the riverbank area.

h. Parking

There shall be a minimum of 400 off-street parking stalls provided. The difference between the amount provided on site and the requirement of 1 stall per 139.4m² net

floor area shall be provided as money in lieu. A minimum of 200 such stalls shall be made available and signed for use by the general public after 1800 hours on weekdays and all day Saturday to the satisfaction of the Approving Authorities.

i. By-lawed Setback

No building or structure shall be permitted within the by-lawed setback on Macleod Trail or 4th Avenue S.E. The owner shall be required to dedicate the setback at the time of application for a development permit.

j. Floodplain Guidelines

Any new development shall conform with the City of Calgary Floodplain Guidelines, to the satisfaction of the Approving Authority.

k. Interim Surfacing Parking Areas

The design and treatment of any surface parking areas shall conform with Council's approved guidelines.

l. Signage

Any signage shall be considered relative to the Sign Appendix and its impact due to the site's proximity to the Riverbank.

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 By-law 161Z82.