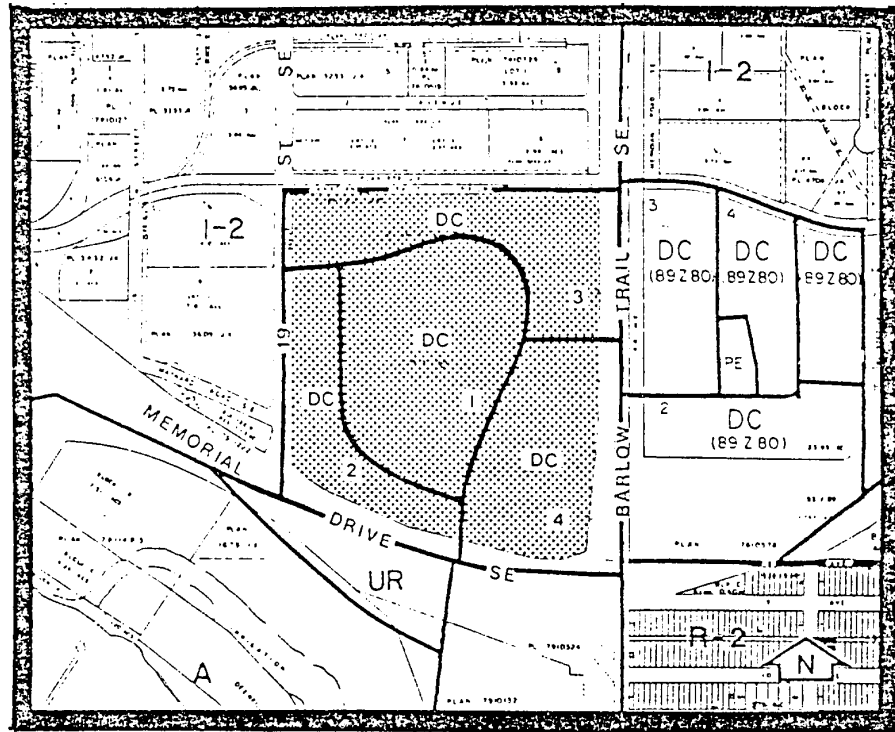


Amendment No. 82/096
Bylaw No. 160Z82
Council Approval: 08 September 1982

SCHEDULE B



A. Density Transfer

Due to the size of this single unsubdivided parcel of land (19.39 ha.±/47.92 acs.±) the land uses and development guidelines have been broken down into four sites based on the applicants' submission and utilizing the proposed road system as site boundaries. The total development on the original 19.39 ha. site shall not exceed 276,845 m² (2,974,000 sq.ft.) commercial G.F.A. and 111,480 m² (1,200,000 sq.ft.) residential G.F.A. A maximum density transfer of 20% of the G.F.A. from any site to any other site may be permitted at the discretion of the approving authority provided the overall total G.F.A. does not exceed the maximums stated.

B. Land Uses - General

Until such time as Phase II of the proposed development is completed, the existing structures on the site on the date of approval of this By-law may, subject to the issuance of a development permit, continue to be used, in whole or in part, for those Permitted Uses and Discretionary Uses as set out in Section 45 of By-law 2P80, the I-2 (General Light Industrial District).

C. Land Uses - Site 1 - 6.54 ha. (16.15 acs.±)

The following uses shall be permitted: parks and playgrounds, utilities, child care facilities, apartment buildings, financial institutions, grocery stores, medical clinics, offices, parking structures, personal service businesses, private clubs, restaurants, retail food stores, signs, athletic and recreational facilities, and entertainment establishments.

Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of By-law 2P80, and the Permitted Use Rules and Discretionary Use Rules of the C-4 (General Commercial District) shall apply unless otherwise noted below:

Building Height

- a. 3 office-commercial buildings - maximum 25 storeys, 110 metres ± (361 ft. ±).
- b. 2 apartment buildings - maximum 24 storeys, 77 metres (250 ft.±).
- c. 1 apartment building - maximum 14 storeys, 47 metres ± (155 ft.±).
- d. 1 apartment building - maximum 10 storeys, 37 metres ± (115 ft.±).

Density

- a. 3 office buildings - maximum 40,000 m² G.F.A. (430,000 sq.ft.±) each.
- b. 2-24 storey apartment buildings - maximum 192 units each.
- c. 1-14 storey apartment building - maximum 80 units.
- d. 1-10 storey apartment building - maximum 160 units.
- e. Retail and other commercial uses - maximum 18, 135 m² G.F.A. (195,200 sq.ft.±).
- f. Athletic or recreational facilities - maximum 5,825 m² G.F.A. (62,700 sq.ft.±).
- g. Discretionary use rules 5(a), 5(b) and 5(c)(iii) of Section 38 shall not apply.

Site Coverage

A maximum of 35% of the gross site area.

Landscaped Area

A minimum of 38,110 m² (410,200 sq.ft.±) for Site 1.

Parking

- a. All required parking shall be structured or underground.
- b. The parking requirements for all commercial uses other than offices shall be a minimum of 5.5 stalls per 93 m² of net floor area.

Development Plans

Approval of this application in no way approves the plans as submitted. Comprehensive plans including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted and approved prior to the release of a development permit.

D. Land Uses - Site 2 - 3.46 ha. (8.54 acs.±)

The land uses shall be multi-dwelling residential with supporting personal service commercial and convenience retail only.

Development Guidelines

The General Rules for Residential Districts contained in Section 20 of By-law 2P80, and the Permitted Use Rules and Discretionary Use Rules of the RM-4 (Medium Density Multi-Dwelling District) shall apply unless otherwise noted below.

Building Height

A maximum building height of 7 storeys, 24 metres± (78 ft.±).

Density

- a. residential - a maximum of 150 units.
- b. commercial - a maximum of 2,600 m² G.F.A. (28,000 sq.ft.).

Site Coverage

A maximum of 31% of the gross site area excluding L.R.T. - bus node.

Landscaped Area

A minimum of 18,285 m² (196,830 sq.ft.±) for Site 2.

Parking

- a. All required parking shall be structured or underground.
- b. Residential requirement - 1.25 stalls per unit.
- c. Commercial requirement - 5.5 stalls per 93 m² net floor area.

Development Plans

Approval of this application in no way approves the plans as submitted. Comprehensive plans including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted and approved prior to the release of a development permit.

E. Land Uses - Site 3 - 6.78 ha. (16.75 acs.±)

The following land uses shall be permitted: apartment buildings, office commercial buildings, parking areas or structures, utilities, child care facilities, financial institutions, grocery stores, medical clinics, personal service businesses, private clubs, retail stores, restuarants, service station/car wash, and a hotel.

Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of By-law 2P80, and the Permitted Use Rules and Discretionary Use Rules of the C-4 (General Commercial District) shall apply unless otherwise noted below:

Building Height

- a. 1 apartment building - maximum 7 storeys, 24 metres ± (78 ft.±).
- b. 1 apartment building - maximum 18 storeys, 58 metres ± (190 ft.±).

- c. 1 office building - maximum 8 storeys, 36 metres ± (118 ft.±).
- d. 1 office building - maximum 11 storeys, 47 metres ± (155 ft.±).
- e. 1 office building - maximum 15 storeys, 62 metres ± (205 ft.±).
- f. 1 office building - maximum 17 storeys, 69 metres ± (226 ft.±).
- g. 1 hotel - maximum 17 storeys, 83 metres ± (272 ft.±).

Density

- a. 1-7 storey apartment building - maximum 60 units.
- b. 1-18 storey apartment building - maximum 144 units.
- c. 1-8 storey office building - maximum 10,095 m² G.F.A. (108,655 sq.ft.±).
- d. 1-11 storey office building - maximum 13,880 m² G.F.A. (149,400 sq.ft.±).
- e. 1-15 storey office building - maximum 18,925 m² G.F.A. (203,700 sq.ft.±).
- f. 1-17 storey office building - maximum 21,445 m² G.F.A. (230,850 sq.ft.±).
- g. 1 hotel - maximum 350 rooms to an overall maximum of 27,870 m² (300,000 sq.ft.±).
- h. retail and other commercial uses - maximum 4,070 m² G.F.A. (43,800 sq.ft.±).
- i. discretionary use rules 5(a), 5(b) and 5(c)(iii), shall not apply.

Site Coverage

A maximum of 32.5% of the gross site area.

Landscaped Area

A minimum of 32,150 m² (346,000 sq.ft.±) for Site 3.

Parking

- a. A maximum of 10% of the required parking may be provided at grade, the remainder shall be structured or underground.
- b. Residential requirement - 1.25 stalls per unit.
- c. Commercial requirement - 1.0 stalls for every 21.1 m² G.F.A. (227.5 sq.ft.±).
- d. Office requirement - 1.0 stalls for every 54.7 m² G.F.A. (588.2 sq.ft.±).
- e. Hotel requirement - 1 stall per room.

Development Plans

Approval of this application in no way approves the plans as submitted. Comprehensive plans including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted and approved prior to the release of a development permit.

F. Land Uses - Site 4 - 2.62 ha. (6.47 acs.±).

The following land uses shall be permitted: an office-commercial building, financial institutions, parking areas and structures, personal service businesses, retail stores and signs.

Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of By-law 2P80, and the Permitted Use Rules and Discretionary Use Rules of the C-3 (General Commercial District) shall apply unless otherwise noted below:

Building Height

- a. 1 office building - maximum 11 storeys, 47 metres ± (155 ft.±).

- b. 1 office building - maximum 22 storeys, 83 metres ± (272 ft.±).

Density

- a. 1-11 storey office building - maximum 13,880 m² G.F.A. (149,400 sq.ft.±).
- b. 1-22 storey office building - maximum 23,280 m² G.F.A. (250,600 sq.ft.±).
- c. Retail and other commercial uses - maximum 1,582 m² G.F.A. (17,029 sq.ft.±).

Site Coverage

A maximum of 30.4% of the gross site area.

Landscaped Area

A minimum of 66% of the net site area which may include up to a maximum of 10% of the required parking area at grade.

Parking

- a. A maximum of 10% of the required parking may be provided at grade, the remainder shall be structured or underground.
- b. Office requirement - 1 stall for every 57.0 m² G. F. A. (615 sq. ft. ±).
- c. Commercial requirement - 1 stall for every 21.1 m² G.F.A. (227 sq. ft. ±).

Development Plans

Approval of this application in no way approves the plans as submitted. Comprehensive plans including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted and approved prior to the release of a development permit.

G. Staging - General

That prior to the approval of development permits for buildings a Master Plan be approved by the Calgary Planning Commission for the entire site showing building location, height, massing and interim land use.