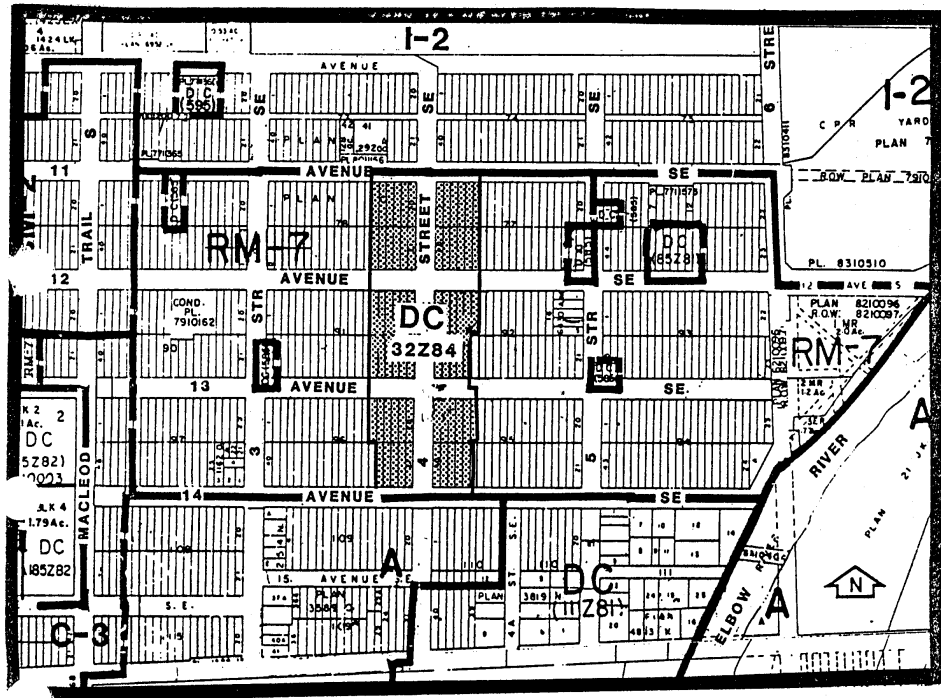


Amendment No. 84/012
Bylaw No. 32Z84
Council Approval: 15 May 1984

SCHEDULE B



Direct Control District - 4th Street S.E.

1. Land Use

The land uses shall be the permitted and discretionary uses of the C-2 (General Commercial District) Section 36 of By-law 2P80, with the exception of the following uses: auto body and paint shops, automotive sales and rental, automotive service, automotive specialities, financial institutions, funeral homes, parking areas and structures. Offices, medical clinics, child care facilities, laboratories, mechanical reproduction and printing establishments, radio and television studios, special care facilities, veterinary clinics, commercial and private schools shall NOT be allowed below the second storey.

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 C-2 (General Commercial District) shall apply unless otherwise noted below.

- a) Floor Area Ratio
 - i) Maximum F.A.R. shall be 2.0:1, which may be increased to a maximum of 3.0:1 by the successful application of bonuses, as outlined in Section 1X B of the Victoria Park East Area Redevelopment Plan.
- b) Yards
 - i) A minimum of 3 m is required for front yard setbacks.
 - ii) Setbacks shall be landscaped in a manner compatible with the western theme as set out in the Victoria Park East Area Redevelopment Plan for 4th Street, to the satisfaction of the Approving Authority.
- c) Design Rules
 - i) Notwithstanding Section 36(3)(d) the wall face of a building or structure fronting 4th Street shall not be greater than 12 m (40 feet) in height.
 - ii) The building form and design should allow sunlight to fall on the curb of the opposite side of 4th Street between the hours of 10:00 a.m. and 2:00 p.m. (M.S.T.) from March 21 to September 21.
 - iii) The inclusion of western theme elements in the design of structures, shall be provided to the satisfaction of the Approving Authority.
 - iv) In considering applications for Development Permits, the Approving Authority shall pay particular attention to the following elements:
 - o signage that is compatible with a western theme
 - o features which will promote the pedestrian character and function of the street (e.g. arcades, awnings).
- d) Access
 - i) Pedestrian access to commercial structures shall be from 4th Street only.
- e) Floodplain Guidelines
 - ii) Any new development shall conform with the City of Calgary Floodplain Guidelines to the satisfaction of the City Engineer.