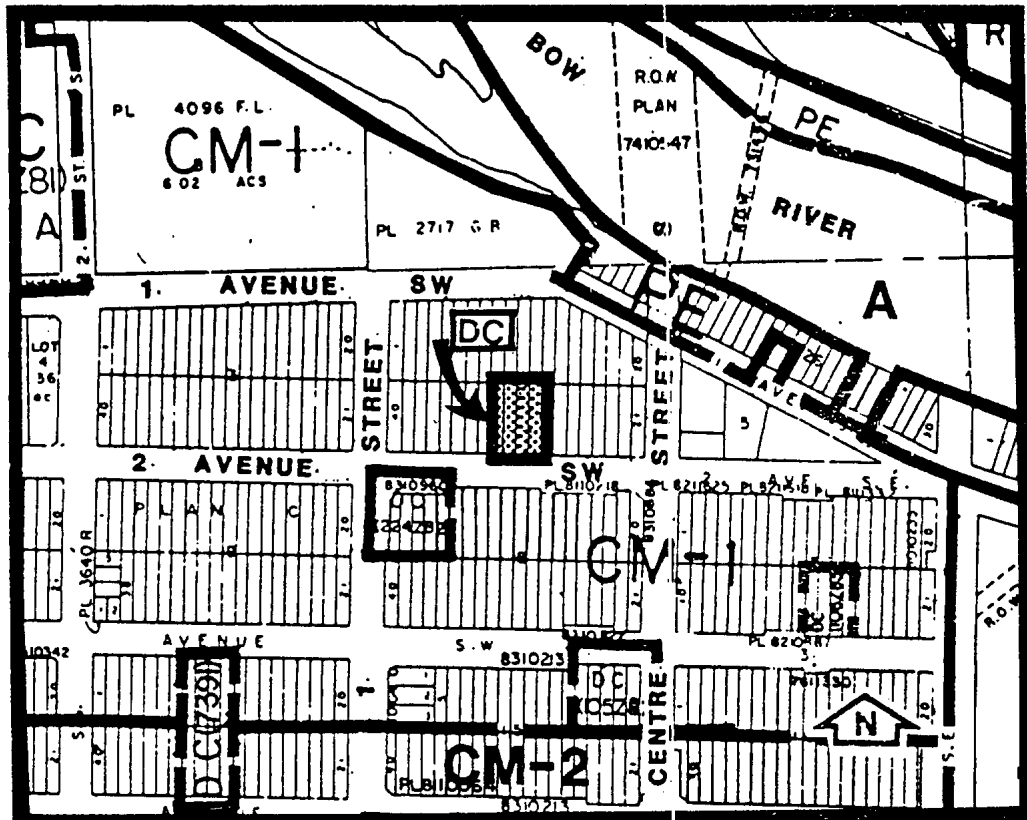


Amendment No. 84/019
Bylaw No. 48Z84
Council Approval: 19 June 1984

SCHEDULE B



(1) PURPOSE

The purpose of these guidelines is to provide for residential and commercial uses and street-oriented commercial development.

(2) DISCRETIONARY LAND USES

The following uses may apply:

- Accessory buildings;
- Amusement arcades;
- Apartment buildings (C.U.);
- Athletic and recreational facilities;
- Billiard parlours;
- Child care facilities;
- Drinking establishments;

- Dwelling units;
- Entertainment establishments;
- Essential public services;
- Financial institutions;
- Grocery stores (C.U.);
- Home occupations;
- Medical clinics;
- Offices;
- Parks and playgrounds;
- Parking areas and structures;
- Personal service businesses;
- Private clubs and organizations;
- Private schools;
- Public and quasi-public buildings;
- Restaurants (C.U.);
- Retail stores;
- Retail food stores;
- Senior citizens' housing;
- Signs;
- Special care facilities;
- Stacked townhouses;
- Tong houses;
- Townhouses;
- Utilities.

Notwithstanding Section 11(3)(b) only those uses indicated C.U. shall be afforded certainty of use.

(3) DISCRETIONARY USE RULES

The general rules for commercial districts contained in Section 33 of By-law 2P80 shall apply unless otherwise noted below:

(a) Built Form

(i) Accommodation of Future Uses

The ground floor of all buildings shall be designed and built so as to be capable of accommodating a range of non-office commercial uses.

(ii) Site Coverage

The maximum building coverage (excluding by-lawed setbacks) shall be 100%.

(iii) Overshadowing of Public Spaces

Any floor plate above 15 metres shall not cover more than 60% of the net site area (excluding by-lawed setbacks). All building above 15 metres must be located a minimum of 7.6 metres from the front property line. This requirement may be reduced if the Approving Authority is satisfied.

(A) that any additional shadowing created by the building will not adversely affect public spaces or private amenity areas, and

- (B) that the relaxation will not detract from the interface between pedestrians and adjacent development.

(b) Landscaped Areas

With the exception of access ways from public thoroughfares, the following areas must be landscaped or improved to the satisfaction of the Approving Authority:

- (i) all by-lawed right-of-way setbacks;
- (ii) boulevards;
- (iii) on-site yards;
- (iv) all roof deck areas over viewed by the development.

(c) Building Height

- (i) A maximum of 46 metres (150 feet).
- (ii) The maximum building height may be exceeded provided the Approving Authority is satisfied that:
 - (A) any additional shadowing created will not adversely affect significant public spaces or private amenity areas, and;
 - (B) significant additional sunlight is achieved elsewhere on the site or adjacent public areas.

(d) Density

- (i) The maximum allowable gross floor area shall be expressed in terms of F.A.R. (Floor Area Ratio) and any floor area totally or partially above grade level shall be included in the F.A.R. calculations. The maximum allowable F.A.R. shall be as follows:
 - (A) Residential Gross Floor Area
 - (I) A base maximum of 6.5 F.A.R.
 - (II) An additional 1 F.A.R. may be achieved in the following manner:
 - a contribution to the Chinatown Improvement Fund in accordance with Council's policy;
 - provision of non-profit government-assisted (Federal, Provincial or Municipal) housing.
 - (III) Maximum achievable density of a project is 7.5 F.A.R.
 - (B) Commercial Gross Floor Area
 - (I) A base maximum of 3.0 F.A.R.

(II) An additional 1 F.A.R. may be earned through a contribution to the Chinatown Improvement Fund in accordance with Council's policy.

(III) Maximum achievable density of a commercial project is 4 F.A.R.

(C) Mixed Use Projects

(I) A base maximum density, including the ground floor, is 6.5 F.A.R. of which the maximum commercial component is 3 F.A.R.

(II) In addition to the above, an additional 1 F.A.R. of commercial or residential may be achieved in the following manner:

- a contribution to the Chinatown Improvement Fund in accordance with Council's policy;
- provision of non-profit government-assisted (Federal, Provincial or Municipal) housing.

(III) The maximum office component shall be 3.0 F.A.R.

(IV) Maximum achievable density of a project is 7.5 F.A.R.

(e) Residential Amenity Space

(i) Private Amenity Space

Each dwelling unit shall be provided with a private outdoor amenity space in conformity with Section 20(17).

(ii) Common Amenity Space

With the exception of senior citizen housing, an indoor or outdoor spaces, or combination thereof, equal to a minimum of 40 percent of the site area shall be provided for the common use of the project residents. The common amenity space shall be located within 16 metres of grade and have a minimum dimension of 7.5 metres.

(f) Right of Way Setbacks - Centre Street

In addition to the provisions under Section 17, the following shall apply.

(i) On the west side of Centre Street South, from 3rd Avenue South to the Bow River, the setback may be built-over above 5 metres (as determined by the City Engineer) with a projection allowed back to the original property line.

(ii) On the east side of Centre Street South, from mid-block between 3rd Avenue South and 4th Avenue South to the Bow River, the setback may be built-over above 5 metres (as determined by the City Engineer) with a projection allowed back to the original property line.

(g) Parking

- (i) All commercial developments require the provision of 1 stall per 140 net square metres (1 stall per 1500 net square feet).
- (ii) A minimum of 75 percent of the required parking spaces shall be provided on-site unless limiting engineering constraints are demonstrated to the satisfaction of the Approving Authority.
- (iii) A cash contribution, to the satisfaction of the Approving Authority, shall be provided for the difference between the total number of parking spaces required and the number of spaces provided on-site.
- (iv) Notwithstanding Section h(ii), on sites with either a frontage or depth of less than 100 feet, and a density less than 2 F.A.R., the requirement may be waived at the discretion of the Approving Authority.
- (v) Residential developments must provide a minimum of .5 stalls per unit, except for senior citizens projects which must provide a minimum of .25 stalls per unit.
- (vi) Parking shall not be permitted in front yards.

(4) OUTSIDE STORAGE

No outside storage shall be allowed.

(5) SIGNS AND MOTIFS

In addition to the requirements of the Appendix Sign Regulations, Chinese motifs, symbols and designs shall be used.

(6) FLOODPLAIN GUIDELINES

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

(7) BY-LAWED SETBACKS

Such areas shall be dedicated at no cost to the City of Calgary either prior to or at the same time as the adjacent area of land is developed.

(8) IMPROVEMENTS TO RIGHTS-OF-WAY

The pedestrian portion of the right-of-way adjacent to the site shall be developed to the standards and dimensions as specified in the Council-approved Handbook of Public Improvements.

(9) CONDITIONS OF DEVELOPMENT

In addition to the guidelines contained in Section 5, the Approving Authority may impose conditions on a Development Permit as provided for in Section 11(2)(a)(i).