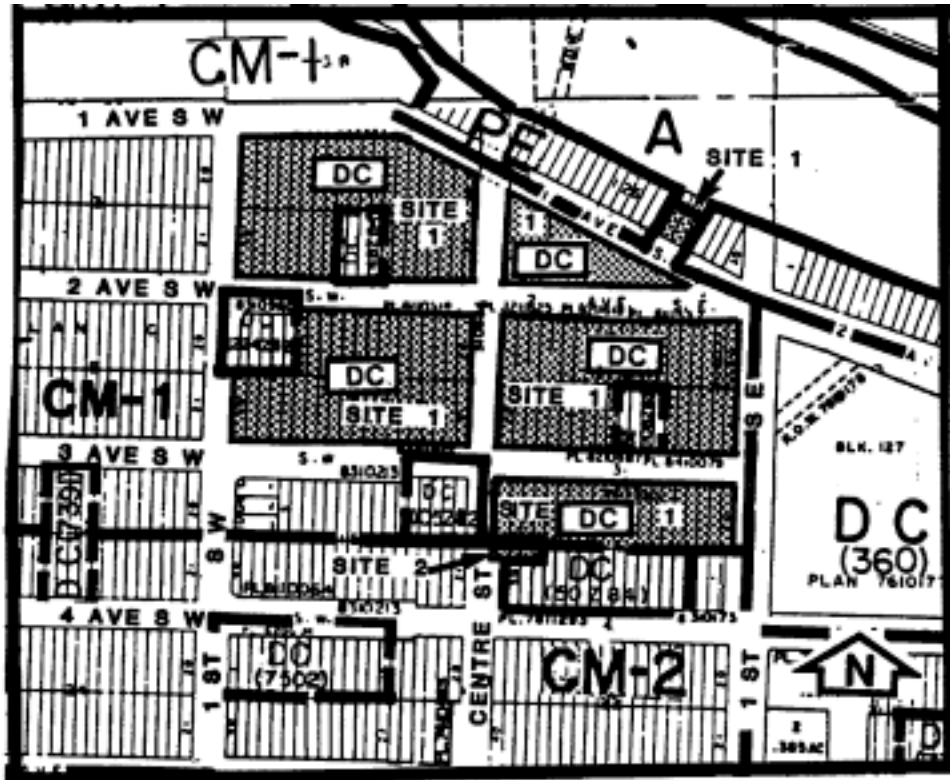


Amendment No. 84/049
Bylaw No. 70Z84
Council Approval: 09 October 1984

SCHEDULE B



THESE GUIDELINES APPLY TO SITE #1 ONLY

(1) PURPOSE

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

(2) DEFINITIONS

- (a) The term "development permit" means a document authorizing a development issued by a Development Officer pursuant to By-law 2P80 or to any other legislation authorizing development within the city and includes the plans and conditions of approval.
- (b) The word "approved", when used in reference to a development permit, shall mean approved with or without conditions and whether or not the development permit is released.

- (c) "Tong House" means a Chinese family affinity meeting hall which may also provide rooming accommodation with shared washing and cooking facilities.

(3) PERMITTED USES

Notwithstanding any other requirements of this Direct Control District and the City of Calgary Land Use By-law 2P80, proposed or existing uses of a site shall be permitted uses on that site where they:

- (a) are included in the list of discretionary uses in Section 5, and
- (b) have been approved on or before October 9, 1984, by a Development Permit that has not expired.

(4) PERMITTED USE RULES

Notwithstanding any other requirement of this Direct Control District and the City of Calgary Land Use By-law 2P80, a proposed or existing structure may be developed, redeveloped, or continue to exist provided that:

- (a) there is no variation whatsoever in that structure except as may be necessary to comply with applicable legislation,
- (b) it has been approved on or before October 9, 1984 by a Development Permit that has not expired.

(5) 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 (C.U.);
- Signs;

- Special care facilities;
- Stacked townhouses;
- Tong houses;
- Townhouses;
- Utilities.

Notwithstanding Section 11(3)(b) of the City of Calgary Land Use By-law 2P80, only those uses indicated as C.U. shall be afforded certainty of use.

(6) DISCRETIONARY USE RULES

The general rules for commercial districts contained in Section 33 of the City of Calgary Land Use 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) Lot Coverage

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

(iii) Overshadowing of Public Spaces

Any floor plate above 15 metres (49.2 feet) from grade shall not cover more than 60 percent of the net site area (once by-lawed setbacks are excluded), All building above 15 metres (49.2 feet) must be located a minimum distance of 7.6 metres (25 feet) 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 accessways 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 on-site roof deck areas overviewed 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) of the City of Calgary Land Use By-law.

(ii) Common Amenity Space

With the exception of government-assisted senior citizens' housing, an indoor or outdoor space, 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 (52.5 feet) of grade and have a minimum horizontal dimension of 7.5 metres (24.6 feet) in all directions.

(f) Right of Way Setbacks - Centre Street

In addition to the provisions under Section 17 of the City of Calgary Land Use By-law, the following shall apply.

(i) On the west side of Centre Street from 3rd Avenue South to the Bow River, the setback may be built-over above 5 metres (16.4 feet) (as determined by the City Engineer) with a projection allowed back to the original property line.

(ii) On the east side of Centre Street from a point 34.7 metres (114 feet) north of 4th Avenue South to the Bow River, the setback may be built-over above 5 metres (16.4 feet) (as determined by the City Engineer) with a projection allowed back to the original property line.

(g) Parking

(i) See Section 18 of the City of Calgary Land Use By-law.

(ii) Notwithstanding the requirements of Section 18, the following rules shall apply:

(A) All commercial developments require the provision of 1 stall per 140 net square metres (1 stall per 1507 net square feet).

(B) 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.

(C) 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.

- (D) Notwithstanding Section 6(g)(ii)(B) above, on sites with either a frontage or depth of less than 30.5 metres (100 feet), and a density less than 2 F.A.R., the requirement may be waived at the discretion of the Approving Authority.
- (E) Residential developments must provide a minimum of 0.5 stalls per unit, except for senior citizens projects which must provide a minimum of 0.25 stalls per unit.
- (F) Parking shall not be permitted in front yards.

(h) Outside Storage

No outside storage shall be allowed.

(i) Signs And Motifs

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

(j) 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.

(k) By-lawed Setbacks

See by-law setback table Section 17 of the City of Calgary Land Use By-law 2P80.

(l) Improvements to Rights-of-Way

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

(7) CONDITIONS OF DEVELOPMENT

In addition to the guidelines contained in this D.C. District, the Approving Authority may impose conditions on a Development Permit as provided for in Section 11(2)(a)(i) of the City of Calgary Land Use By-law 2P80.

THESE GUIDELINES APPLY TO SITE #2 ONLY

(1) PERMITTED USES

Notwithstanding any other requirements of this Direct Control District and the City of Calgary Land Use By-law 2P80, public and separate schools built as of the date of the adoption of this By-law.

(2) PERMITTED USE RULES

Notwithstanding any other requirements of this Direct Control District and the City of Calgary Land Use By-law 2P80, the rules for permitted uses contained in the City of Calgary Land Use By-law, Seciton 51, PE: Public Park, School and Recreation District shall apply.

(3) DISCRETIONARY USES

The following uses may apply:

- Accessory buildings
- Air-rights development
- Amusement arcades
- Apartment buildings
- Athletic and recreational facilities
- Auto body and paint shops
- Automotive sales and rental
- Automotive services
- Automotive specialties
- Billiard parlours
- Child care facilities
- Commercial schools
- Community association buildings
- Drinking establishments
- Dwelling units
- Entertainment establishments
- Essential public services
- Financial institutions
- Grocery stores
- Home occupations
- Laboratories
- Light manufacturing
- Liquor stores
- Lodging houses
- Mechanical reproduction and printing establishments
- Medical clinics
- Offices
- Parking lots at grade
- Parking structures;
- Parks and playgrounds
- Personal service establishments
- Private clubs and organizations
- Private schools
- Public and quasi-public buildings
- Public and separate schools
- Radio and television studios
- Restaurants

- Retail food stores
- Retail stores
- Signs
- Special care facilities
- Universities, colleges, provincial training centres
- Utilities
- Veterinary clinics (not including the boarding of animals)

(4) DISCRETIONARY USE RULES

The following rules shall apply:

(a) Residential Buildings

In evaluating development projects involving dwelling units, the Approving Authority shall have due regard to the need to provide adequate building setbacks, landscaping and amenities.

(b) Gross Floor Area

The maximum gross floor area shall be 5 times the site area.

(c) Maximum Building Height

- (i) A maximum of 45.8 metres if the proposed building is within 152.4 metres of the banks of the Bow River.
- (ii) No restrictions otherwise.

(d) +15

Development must make provision for connection to and maintaining the continuity of the +15 system.

(e) Parking

The provisions of Section 18 of the City of Calgary Land Use By-law shall apply except as follows:

- (i) One stall per dwelling unit plus one stall per 139.4 square metres of commercial net floor area.
- (ii) Should the Approving Authority deem it advisable, it may accept a payment-in-lieu of the on-site or off-site parking requirements based on the amount of monies necessary to construct the required number of parking stalls in a parking structure at the time of approval.
- (iii) Provision of on-site parking must not disrupt the continuity of any pedestrian system.
- (iv) All at-grade parking stalls shall be landscaped and screened to the satisfaction of the Approving Authority.

(f) Site Access

Except for emergency purposes, no vehicular access is allowed from 7th and 8th Avenues South and any vehicular access elsewhere shall be so designed as to create minimum disruption of traffic flows.

(g) Building Finishes

All buildings shall have finishes which normally will not require reapplication during the life of the building and are an integral part of the cladding of the development.

(h) Building Orientation

Building orientation shall be such as to create minimal adverse impacts on surrounding properties with regard to wind, shadowing, sound and ventilation of mechanical floors.

(i) Garbage Storage

Garbage shall

- (i) be stored in weatherproof and animal-proof containers,
- (ii) be screened from adjacent sites and public thoroughfares,
- (iii) be in a location readily accessible for pick-up,
- (iv) comply with the provisions of the Waste By-law, and
- (v) be provided with a storage area sufficient for 3 days' accumulation of refuse.

(j) Outside Storage

No outside storage shall be allowed.

(k) Loading

(i) The provisions of Section 18 of the City of Calgary Land Use By-law shall apply.

(ii) Notwithstanding the requirements of Section 18, the following rules shall apply:

(A) Restaurants and drinking establishments or theatres require a minimum of 1 loading space.

(B) Retail, commercial, business and hotel developments require 1 space for the first 2320 square metres of usable floor area and 1 space for each 4640 square metres of usable floor area or portion thereof.

(C) Residential developments require 1 space for the first 100 dwelling units plus 1 space for each additional 200 dwelling units or portion thereof.

(l) Unless the Approving Authority otherwise allows, all operations involved in carrying on a public garage or an auto body and paint shop, including

(i) the parking of motor vehicles awaiting repair or painting or, having been repaired or painted, awaiting collection, and

(ii) the storage of motor vehicle parts,

shall be carried on within a building which shall be sufficiently sound-insulated to confine the noise to the premises, and any flashing, fumes, gases, smoke and vapour created on the premises shall be effectively confined to the premises.

(m) The assembly or production of ornamental metal works shall be carried on only in connection with or accessory to the retail or display of such ornamental metal.

(n) Notwithstanding the definition of a veterinary clinic in the City of Calgary Land Use By-law 2P80, a veterinary clinic shall not be used for boarding animals.

(o) Provision must be made in the structure of any new building to support any future plazas or pedestrian bridges which are required to ensure the continuity of the +15 system.

(5) CONDITIONS OF DEVELOPMENT

In addition to the land use rules for Discretionary Uses contained in Section 4 above, the Approving Authority may impose conditions on a development permit as provided for in Section 11(2)(a)(i) of the City of Calgary Land Use By-law 2P80.