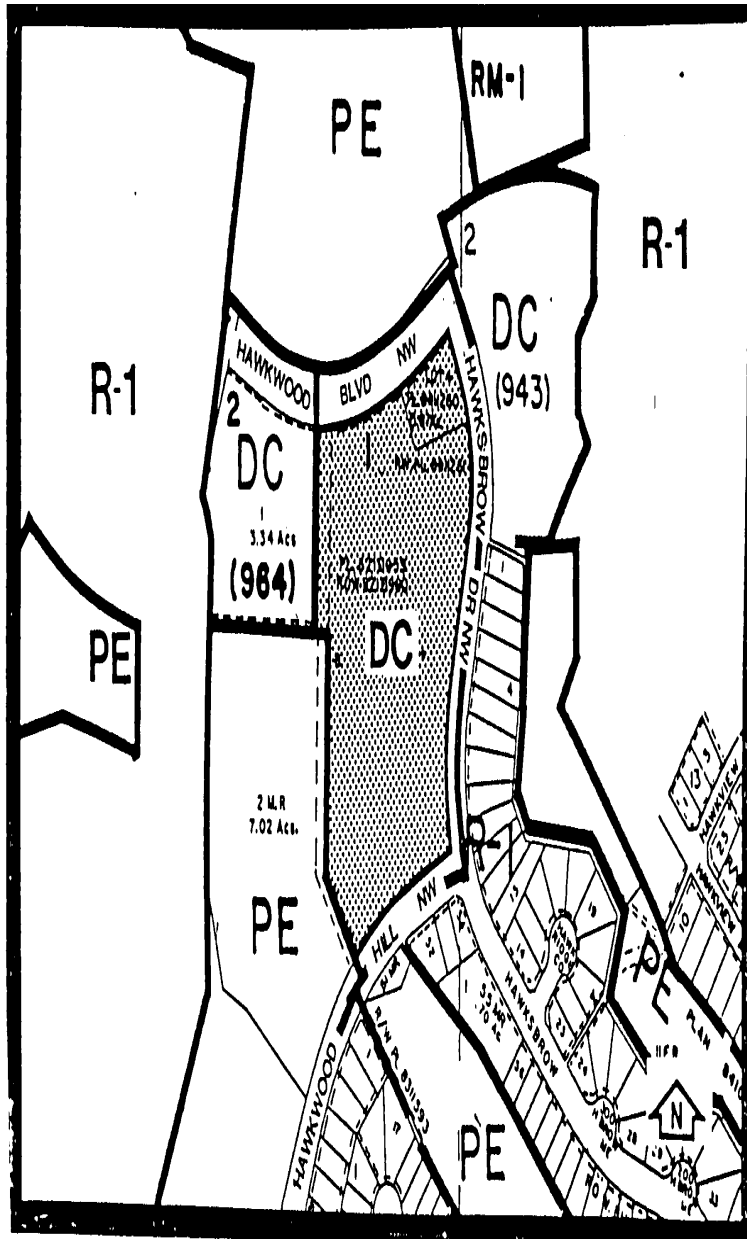


Amendment No. 85/034  
Bylaw No. 50Z85  
Council Approval: 22 July 1985

SCHEDULE B



1. Land Use

The land use shall be for a retail/commercial/residential use only.

2. Development Guidelines

C-2 General Commercial District development guidelines shall apply unless otherwise noted below.

a) Density

Maximum number of residential units on the site shall be 150.

b) Height

Maximum building height shall be in the order of 150 feet.

c) Gross Leasable Floor Area

Maximum gross leasable floor area of the retail/commercial component shall be 9,290 sq.m. (100,000 sq.ft.).

d) Front Yards

All front yards shall be a minimum of 25'.

e) Landscaping

Landscaping shall cover a minimum of 40% of the net site area plus any adjoining boulevards. A detailed landscaping plan, including existing vegetation, shall be submitted to and approved by the Development Officer prior to the approval of a Development Permit.

The landscaped open space may include a man-made pond, a clock tower, a terrace amphitheatre, linking the retail residential component to the Community Centre Site, and shall be constructed concurrently with the retail residential component.

f) Parking

A minimum of 150% parking shall be provided of which 100% below-grade parking shall be provided for the residential component.

Parking areas for the retail/commercial component must be visually discontinuous through the use of berms, plantings, natural vegetation, terraces and the like to the satisfaction of the Development Officer.

g) Massing

One quarter of all the residential units on site shall be on the first three to four habitable levels above-grade and be designed as townhousing or garden apartments.

h) Amenity Areas

The minimum amenity area per person shall be in the order of 250 square feet or any other amenity area standards which shall include landscaped terrace decks in use by the City of Calgary at the time of application.