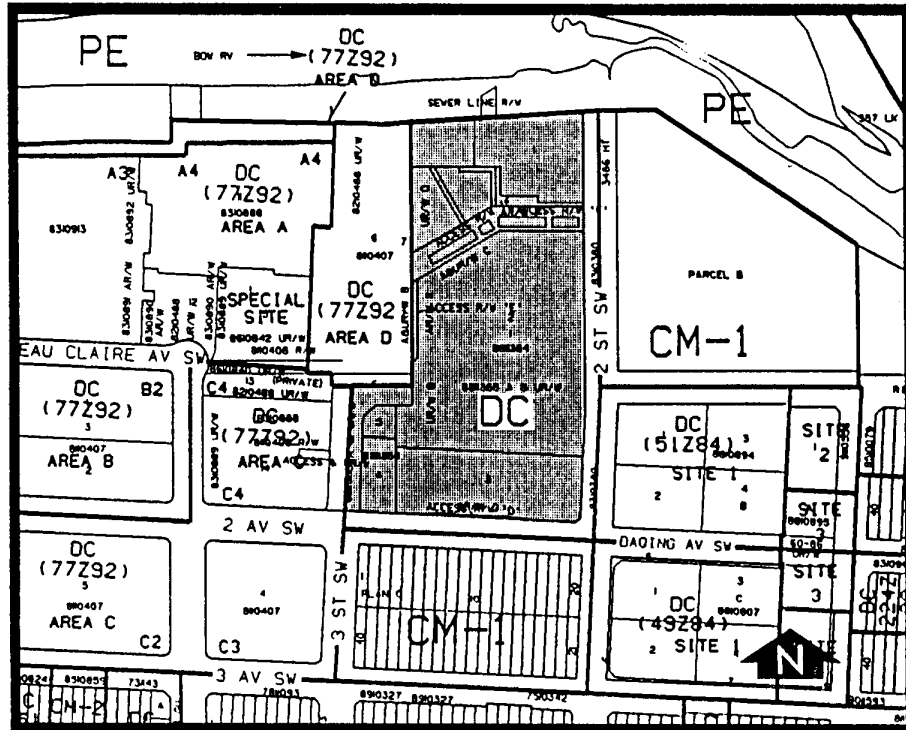


Amendment No. 93/019
Bylaw No. 33Z93
Council Approval: 19 April 1993

SCHEDULE B



1. Land Use

The following uses may apply as discretionary uses:

- Apartment Buildings
- Apartment Hotels
- Athletic and Recreational Facilities
- Child Care Facilities
- Drinking Establishments
- Dwelling Units
- Entertainment Establishments
- Grocery Stores
- Home Occupations
- Hotels
- Liquor Stores
- Medical Clinics located within the Market Building at 2nd floor level or above
- Offices located within the Market Building at 2nd floor level or above

Parking Lots at Grade
Parking Structures
Parks and Playgrounds
Production, fabrication, processing, testing and repair of materials, goods and products available for sale from retail outlets located within the Market Building(s)
Public Market
Public Transportation Facilities
Restaurants
Retail Stores
Signs
Utilities

2. Development Guidelines

General Rules for Downtown Districts, contained in Section 42.1 of the Calgary Land Use By-law, shall apply unless otherwise noted below.

a. Floor Area Ratio

The density of the whole development, as well as of each of its phases, shall not exceed F.A.R. 4.5:1.

b. Floodplain

The development shall comply with the requirements of Section 19.1 of the Calgary Land Use By-law - "Floodway and Floodplain Special Regulations".

c. Personal Service Businesses

Personal Service Businesses may only operate as a use ancillary to one of the Permitted or Discretionary Uses listed in the Land Use Guidelines above or as an "office" use.

d. Uses other than Retail or Food/Beverage Services and Entertainment Establishments

The total amount of Net Floor Area, occupied, within the Market Building(s) or any phase thereof, by uses other than grocery stores, retail stores, liquor stores, restaurants, drinking and entertainment establishments, shall not exceed 25% of the total Net Floor Area.

e. Offices

Offices shall comply with the following conditions:

i. Total Net Floor Area occupied by offices shall not exceed 15% of the total Net Floor Area within the Market Building(s) or any phase thereof.

ii. Each tenant space shall not exceed 5,000 sq ft of Net Area.

iii. All offices shall be located at 2nd floor or above.

f. Objectionable conditions

No use or operation shall cause any conditions which, in the opinion of the Approving Authority, may be objectionable within any area accessible to the general public because of:

Noise
Odour
Earthborn vibrations
Structureborne vibrations
Heat, or
High brightness light source

g. Parking

The Market

The minimum required on-site parking provision, for all uses with the exception of hotel and residential, shall be 1 stall for each 56 m² of net floor area.

Hotel

The minimum parking provision shall be 1 parking stall for each 3 hotel rooms.

Residential

The minimum parking provision shall be 0.5 parking stall for each dwelling unit except that in the case of senior citizens accommodation it shall be a minimum of 1 parking stall per each 4 units.

All surface parking shall conform to the requirements contained in "Design Standards - Downtown Surface Parking Lots".

h. Loading

Loading facilities shall be as required in Section 18(3) of the Calgary Land Use By-law.

i. Phasing of the Development and Integration with adjoining Sites and Amenities

An application for a Development Permit for all or a part of the site shall include the following:

- i. A plan indicating the proposed phasing of the development and the way individual phases will integrate with the overall development and how those phases, as well as the completed development, will integrate with the surrounding developments and public amenities, whether existing or potential.
- ii. An interim land use and landscaping plan for those parts of the site which will not be included in the initial phase(s) of the development.

j. Design

- i. The exterior walls of the market development shall be extensively glazed and all tenant areas along the perimeter of the Development shall, also, be accessible from the outside.

ii. Every attempt shall be made to ensure that major restaurants, cafes and similar food and beverage establishments shall be located along the north and west perimeters of the "Market" development.

k. Signage

A Development Permit application shall be required for all signage relating to the site and signage shall be submitted as part of the Development Permit application for the "Market" or for each phase of its development. Signage shall be coordinated with the overall design of the "Market" and must be compatible with the recreational and park-like character of the adjoining parts of the Riverbank and Barclay Mall.

l. Development Plans

Approval of this Application does not constitute approval of a Development Permit. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping, parking and access shall be, subsequently, submitted to and approved by the Approving Authority as part of a Development Permit application.