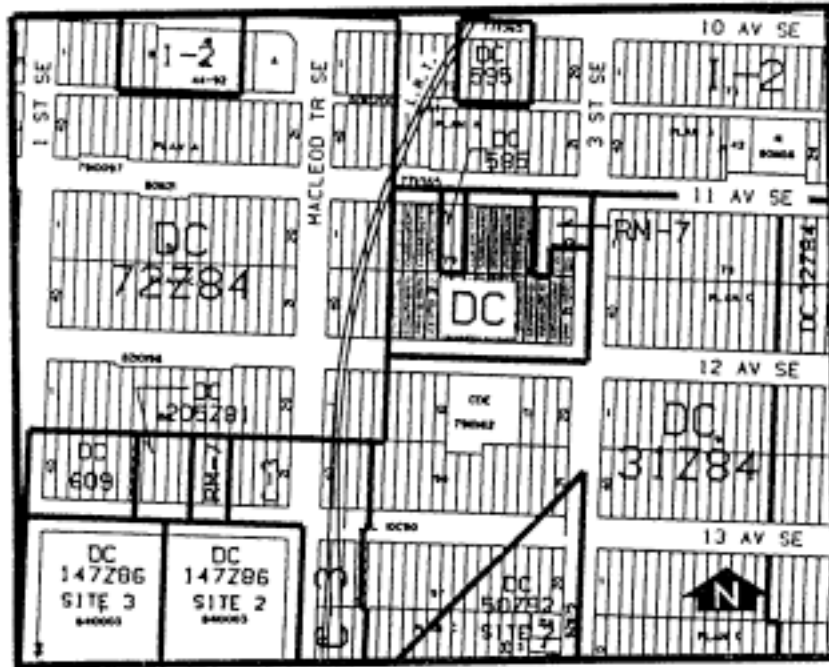


**Amendment No. 94/042**  
**Bylaw No. 84Z94**  
**Council Approval: 19 September 1994**

**SCHEDULE B**



1. LAND USE

The land use shall be the permitted and discretionary uses of the C-4 General Commercial District, Section 38 of By-law 2P80.

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-4 General Commercial District shall apply unless otherwise noted below.

a. Residential Density and Commercial F.A.R.

- i. The maximum density for a residential only development shall be 395 units per hectare (160 units/acre). Density may be increased to a maximum of 450 units per hectare (182 units/acre) only through the bonus system set out in Section 1X. B. of the Victoria Park East Area Redevelopment Plan.

Alternately, a hotel development with a maximum floor area ratio of 3.7:1, or a maximum floor area ratio of 4.2:1 through the use of the bonus system mentioned above, may be allowed.

- ii. The maximum floor area ratio for a commercial only development shall be 1.5:1 of which no more than a 0.2:1 F.A.R. shall be used for retail stores. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.
- iii. For a mixed residential and commercial development the maximum floor area ratio for the commercial component shall be 1.5:1 of which no more than a 0.2:1 F.A.R. shall be used for retail stores, and the maximum density for the residential component shall be 210 units per hectare (85 units/acre). Alternately, the residential component may be replaced by a hotel development with a maximum floor area ratio of 2.0:1.

b. Front Yard

Notwithstanding Section 38(3)(a), a minimum depth of 3 metres is required for a residential only development.

c. Height

- i. Maximum building height for commercial only development or mixed residential and commercial development shall be 46 metres at any eaveline (not including mechanical penthouse).
- ii. For residential only development, no height maximums are established.

d. Commercial Component

Notwithstanding Section 38(5)(b), no minimum commercial component is required.

e. Proposed Conversion of Existing Buildings for Commercial Uses:

When a building existing on the date of passage of this by-law is proposed for a commercial use and does not conform to the rules of this district, it may be allowed at the discretion of the Approving Authority.

f. Floodplain Guideline

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