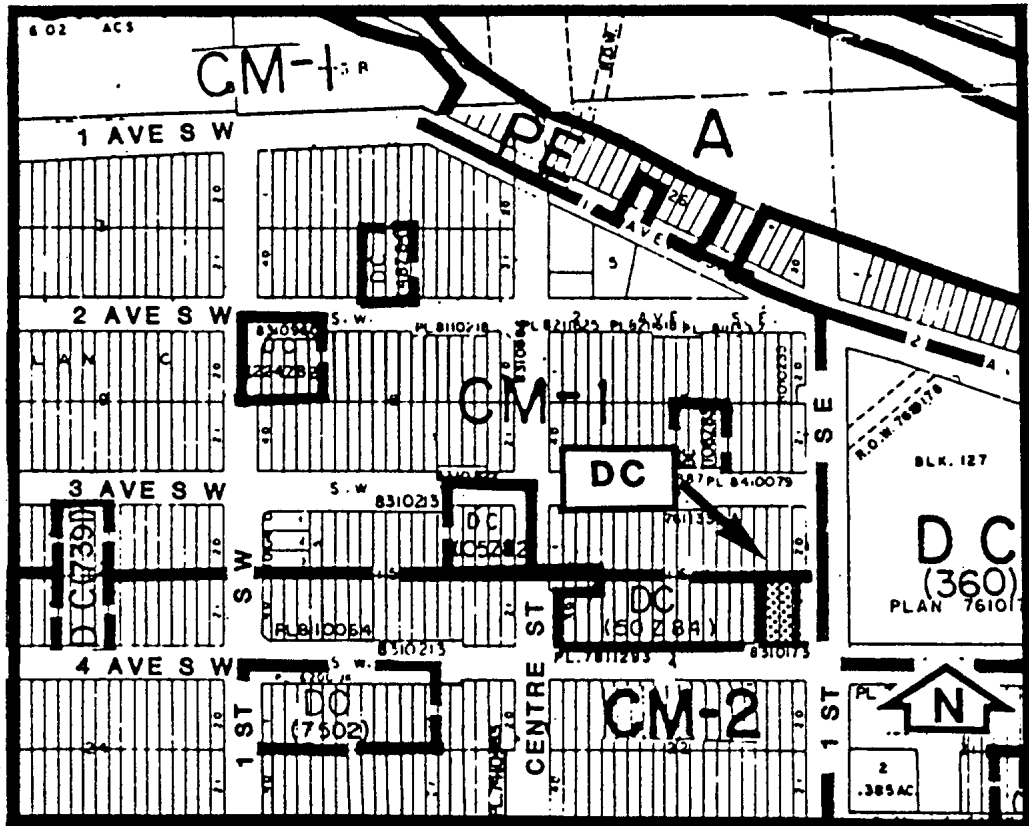


Amendment No. 84/049
Bylaw No. 71Z84
Council Approval: 09 October 1984

SCHEDULE B



**D.C.: DIRECT CONTROL DISTRICT DEVELOPMENT GUIDELINES
FOR FIRST STREET PLAZA**

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, Section 51, PE: Public Park, School and Recreation District shall apply.

3. DISCRETIONARY USES

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 specialities
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 8 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.