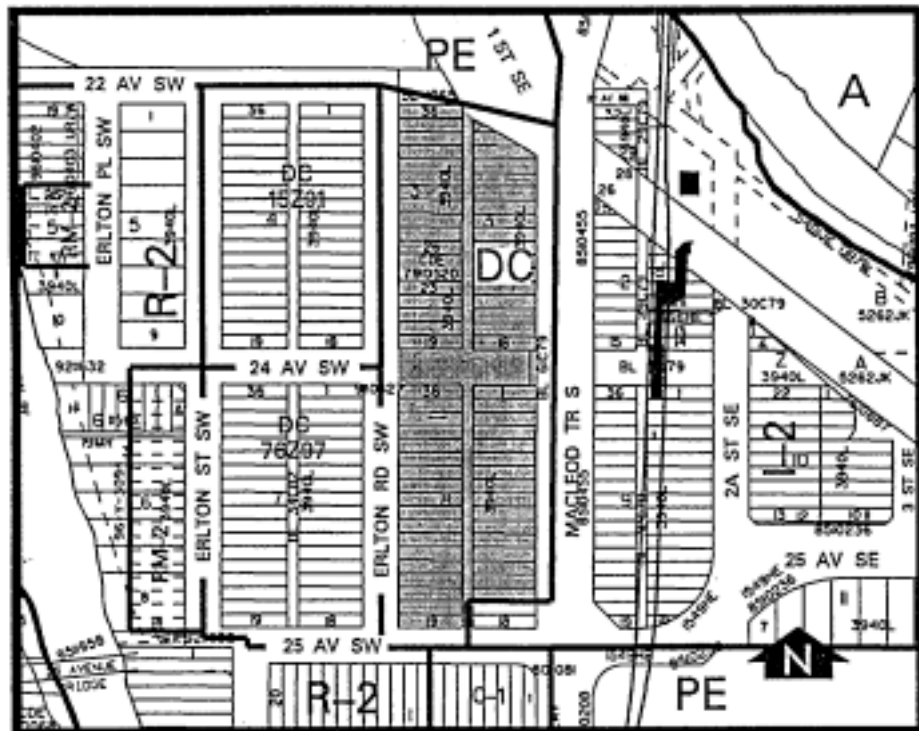


**Amendment No. 96/069**  
**Bylaw No. 121Z97**  
**Council Approval: 18 November 1997**

**SCHEDULE B**



**1. Land Use**

The permitted and discretionary uses of the C-4/38 General Commercial District respectively shall apply.

**2. Development Guidelines**

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80, and the Permitted and Discretionary Use Rules of the C-4/38 General Commercial District shall apply unless otherwise noted below:

**a. Maximum Floor Area Ratio for the Total Site (includes all uses)**

The maximum floor area ratio allowed for the total site (2.10 ha) shall be 4:1.

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**b. Intensity of Development**

In addition to the maximum floor area ratio specified above, the following shall apply:

i. Maximum Office Floor Area

The maximum gross floor area used for office purposes over the total site shall be 37,160 square metres (400,00 square feet).

ii. Maximum Residential Density (units per hectare)

The maximum density of residential units for any development shall be 321 units per hectare (130 upa).

**c. Location of Commercial Component**

Except for commercial uses that are intended to serve the local North Erlton community, commercial uses shall be oriented to the Macleod Trail frontage and shall not be oriented to the Erlton Road frontage. Pedestrian access to commercial uses shall not be from the Erlton Road side of the site. There shall be no commercial signage oriented to or intended to be viewed from the Erlton Road side of the site.

**d. Location of the Residential Component**

Residential development shall be set back from the Macleod Trail frontage and shall be designed and located to provide an effective transition between any commercial development on the site and existing or future residential development across Erlton Road to the west.

**e. Access/Egress**

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Primary vehicular access to commercial development on the site shall be from Macleod Trail. The site shall be designed so that any access for commercial uses onto Erlton Road is located south of the 24 Avenue alignment, in a manner that minimizes the impact of the commercial traffic on the residential area to the west of Erlton Rd. A traffic impact study shall be provided with each development permit application which, in the opinion of the Development Authority, is likely to result in significant vehicular traffic accessing to or from Erlton Rd.

**f. Access and On-site Circulation**

On-site circulation and vehicular access to and from Macleod Trail and to and from Erlton Road shall be provided as part of the first development permit application for redevelopment and such access and on-site circulation roads shall be completed prior to any occupancy.

**g. Parking**

- i. One resident parking stall per unit plus 0.15 visitor parking stalls per unit.
- ii. A maximum of 20% of the site area may be used for surface parking for any area subject to a development permit application for redevelopment.
- iii. No surface parking adjacent to Erlton Road SW.
- iv. A minimum of 50% of the required parking for any redevelopment shall be located underground.
- v. Shared commercial/residential parking may be considered by the Development Authority where supported by an appropriate parking study by a qualified transportation and parking professional.

**h. Landscaping**

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- i. A minimum of 20% of the site area shall be provided as surface landscaping for any area subject to a development permit; in addition, where residential units are provided, landscaped area shall comply with the requirements of Section 38(5)(d) of Bylaw 2P80.
- ii. In addition, City boulevards shall be landscaped, to the satisfaction of the Development Authority.

**i. Special Off-site Access Provisions**

The developer shall make cost-sharing arrangements with the City and to the satisfaction of the Director of Transportation for its share of the cost of

- i. The upgrading of the traffic signals at Macleod Trail and 25 Avenue SW;
- ii. The installation of the traffic signals at 25 Avenue SW and Erlton Road SW; and
- iii. The construction of a pedestrian bridge from Erlton LRT station westwards to the west side of the ultimate Macleod Trail.

**j. Floodplain Requirements**

Any new development shall conform with the City of Calgary floodplain requirements for this site. Construction of electrical/mechanical and ground floor elevations shall be constructed at the datum level specified on the Council-approved floodway/floodplain maps. This includes distribution components such as electrical transformers and gas compressor stations.

**k. Concept Plan**

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At the time of the first development permit application for redevelopment, a concept plan for the development of the entire area subject to this DC District shall be submitted. If, in the opinion of the Development Authority, the new development is minor and incidental the Development Authority may waive the requirement for the concept plan. Each subsequent development permit application shall demonstrate how the proposed development complies with the concept plan or shall provide an amended concept plan as required, to the satisfaction of the Development Authority. The concept plan shall, amongst other things, provide for the following:

- i. Where directly adjacent to or opposite existing or future residential development, building height shall be reduced from the maximum allowed to minimize adverse impact on the nearby residential properties.
- ii. Vehicular access to the development site and vehicular access to and circulation within the total area subject to this redesignation.
- iii. Pedestrian linkage connecting Erlton LRT station and future +15 bridge with the north Erlton Community.
- iv. Criteria for transfer of residential density (within the total site area), should a development site use less than the assigned residential density, to the satisfaction of the Development Authority.
- v. Criteria for any non-compliance with the parking requirements, such as surface parking for temporary uses.
- vi. Where temporary uses are proposed that may conflict with the guidelines of this district, development criteria to ensure that the temporary uses do not adversely affect adjacent uses or impair the redevelopment of the site in accordance with the guidelines of this district.

#### I. **Development Plans**

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**SCHEDULE B**

CONTINUED

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes, landscaping and accesses together with a concept plan shall subsequently be submitted to the Development Authority as a part of a development permit application.