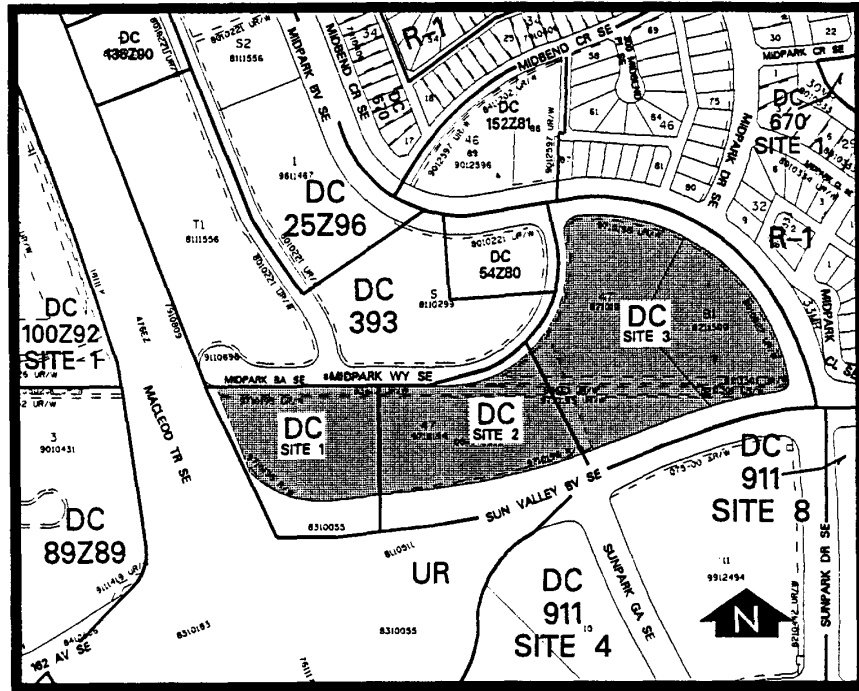


**Amendment No. 99/119
Bylaw No. 48Z2000
Council Approval: 29 May 2000**

SCHEDULE B



Site 1 - 1.36 ha±

- 1) Land Use
 - a) The land uses shall be as follows:
 - Hotels
 - Laboratories
 - Light manufacturing of materials, goods or products
 - Mechanical reproduction and printing establishments
 - Medical clinics
 - Offices
 - Parks and playgrounds
 - Radio and television studios
 - Restaurant/drinking establishments
 - Signs - Class 1
 - Signs - Class 2 - freestanding identification only
 - Utilities

- b) Notwithstanding the definition for restaurant/drinking establishment in Section 4(87) of Land Use Bylaw 2P80, a restaurant/drinking establishment on Site 1, shall be prohibited from providing a lounge or entertainment as accessory uses, except where such uses are accessory uses in a hotel.

2) Development Guidelines

The General Rules for Industrial Districts contained in Section 43 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the I-2 General Light Industrial District shall apply unless otherwise noted below:

a) Floor Area Ratio

A maximum of 3 times the site area for all uses.

b) Building Height

- i) Shall be as specified in Section 45(3)(i) of Bylaw 2P80, unless increased to the satisfaction of the Calgary Planning Commission.
- ii) Notwithstanding Subsection 45(5)(b) of Bylaw 2P80 (b), a hotel shall be limited to a maximum of 4 storeys not exceeding 17 metres at the eaveline.

c) Restaurant/drinking establishment

- i) Notwithstanding subsection (2)(a), the maximum gross floor area of a "restaurant/drinking establishment" shall be limited to 660 square metres.
- ii) A Development Permit shall only be issued for a "restaurant/drinking establishment" provided that a Development Permit has been issued for a hotel on Site 1 and the construction of the hotel must be substantially commenced, to the satisfaction of the Approving Authority.

d) Site Access

Vehicular access shall be prohibited from Macleod Trail South or Sun Valley Boulevard SE.

e) Landscaping Screening

Landscape berms with trees and/or shrubs shall be provided for the screening of parking areas and outdoor areas of the site from surrounding roads, to the satisfaction of the Approving Authority.

f) Outside Storage

Outside storage of materials, goods, or products is prohibited.

g) Roof Top Mechanical Screening

All roof top mechanical equipment shall be screened to the satisfaction of the Approving Authority.

h) Minimum Site Size

Unless approved by the Calgary Planning Commission, no subdivision less than 0.809 hectares (2 acres) shall be permitted.

i) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Approving Authority as part of a development permit application.

Site 2 - 1.48 ha±

1) Land Uses

The land uses shall be as follows:

Essential public services
Laboratories
Light manufacturing of materials, goods or products
Mechanical reproduction and printing establishments
Medical clinics
Offices
Parks and playgrounds
Radio and television studios
Signs - Class 1
Signs - Class 2 - freestanding identification only
Utilities

2) Development Guidelines

a) The General Rules for Special Districts contained in Section 48 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the PS Public Service District shall apply to essential public services.

b) The General Rules for Industrial Districts contained in Section 43 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the I-2 General Light Industrial District shall apply to all uses, except for essential public services, unless otherwise noted below.

i) Floor Area Ratio

A maximum of 3 times the site area for all uses.

ii) Building Height

Shall be as specified in Section 45(3)(i) of Bylaw 2P80, unless increased to the satisfaction of the Calgary Planning Commission.

iii) Landscaping Screening

Landscape berms with trees and/or shrubs shall be provided for the screening of parking areas and outdoor areas of the site from surrounding roads, to the satisfaction of the Approving Authority

iv) Outside Storage

Outside storage of materials, goods, or products shall be prohibited.

v) Roof Top Mechanical Screening

All roof top mechanical equipment shall be screened to the satisfaction of the Approving Authority.

vi) Minimum Site Size

Unless approved by the Calgary Planning Commission, no subdivision less than 0.809 hectares (2 acres) shall be permitted.

c) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Approving Authority as part of a development permit application.

Site 3 - 2.93 ha±

1) Land Uses

a) The land uses shall be as follows:

Assisted living accommodation
Laboratories
Light manufacturing of materials, goods or products
Mechanical reproduction and printing establishments
Medical clinics
Offices
Parks and playgrounds
Radio and television studios
Special care facilities
Signs - Class 1
Signs - Class 2 - freestanding identification only
Utilities

b) For the purposes of this Bylaw "assisted living accommodation" means a building which provides for the care of one or more individuals and provides dwelling units that are modified in terms of kitchen and living space as a result of the provision of such facilities and services as communal dining, social/recreational activities and housekeeping within the complex.

2) Development Guidelines

a) The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the RM-5 Residential Medium Density Multi-Dwelling District shall apply to special care facilities or assisted living accommodation.

b) The General Rules for Industrial Districts contained in Section 43 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the I-2 General Light Industrial District shall apply to all uses, except for a special care facility or assisted living accommodation, unless otherwise noted below.

i) Floor Area Ratio

A maximum of 3 times the site area for all uses.

ii) Building Height

Shall be as specified in Section 45(3)(i) of Bylaw 2P80, unless increased to the satisfaction of the Calgary Planning Commission.

iii) Site Access

Vehicular access shall be prohibited from Sun Valley Boulevard S.E.

iv) Landscaping Screening

Landscape berms with trees and/or shrubs shall be provided for the screening of parking areas and outdoor areas of the site from surrounding roads, to the satisfaction of the Approving Authority

v) Outside Storage

Outside storage of materials, goods, or products shall be prohibited.

vi) Roof Top Mechanical Screening

All roof top mechanical equipment shall be screened to the satisfaction of the Approving Authority.

vii) Minimum Site Size

Unless approved by the Calgary Planning Commission, no subdivision less than 0.809 hectares (2 acres) shall be permitted.

c) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Approving Authority as part of a development permit application.