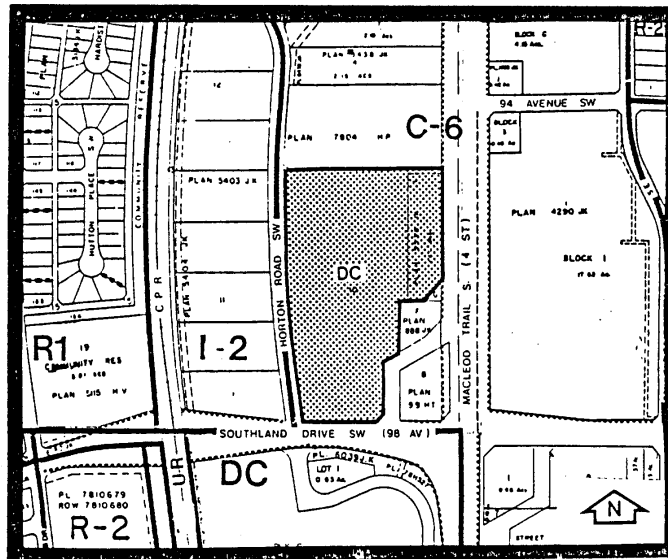


Amendment No. 3379
Bylaw No. 3Z80
Council Approval: 14 April 1980

SCHEDULE B



A.M. No. - 3379 L.U.C.G. or BY-LAW No. 3Z80

Land Use Guidelines

The land use shall be for a comprehensively designed mixed use apartment/hotel/office/retail complex to exclude the following predominantly auto-related uses:

Land Use Exclusions

- Auto body/paint shops
- Automobile dealerships
- Car washing establishments
- Christmas Tree Sales
- Dairies
- Drive'n refreshment stands
- Frozen food locker establishments
- Funeral Homes
- Gas bars
- Ice Storage houses
- Motels
- Ornamental Metal Works
- Plumbing/Sheet Metal Workshops

Rinks (commercial)
Service Stations
Sign Painting Workshops
Tire shops
Trailer Sales Lots
Used Car Sales Lots

Any uses which in the opinion of the Calgary Planning Commission is substantially motor vehicle oriented or attracting.

Development Guidelines

1. Yards

Macleod Trail:	Minimum setback of 30'
Southland Drive:	Minimum setback of 30'
Horton Road:	Minimum setback of 20'
North Boundary:	Minimum setback of 20'

2. Building Height

Southland Drive Interface

Maximum height 150' for a distance of 100' from the property line.

Horton Road Interface

Minimum 3 levels of terracing then a maximum of height of 150' for a distance of 100' from the property line.

Macleod Trail Interface

Minimum 3 levels of terracing then a maximum height of 250'.

3. Floor Area Ratio

Maximum floor area shall be 3.8 times the area of the site upon which the buildings are located. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.

The following mix must be adhered to:

Office - a maximum of 800,000 square feet;
Service retail - a maximum of 130,000 square feet;
Hotel - a maximum of 300 rooms and in the order of 200,000 square feet
Residential - a minimum of 825,000 square feet

4. Site Access

The first, 'all turns access' to the site off Horton Road shall be a minimum of 600 feet from the north boundary line of Southland Drive. One "right in only" access to the site shall be permitted off Macleod Trail. The location to be determined at the development permit stage to the satisfaction of the Transportation Department.

5. Parking

The project shall provide a minimum of 2100 parking stalls of which 90% shall be underground.

6. Phasing

In each phase of the development the balance of residential compared with the non-residential (including hotel, office, commercial) shall be in the order to 40% to 60%.

7. +15 Bridge across Southland Drive

Shall be constructed concurrently with the first phase of the development. Details are included in the amenity guideline.

8. +15 Connections

The project shall structurally provide for +15 connections at the Macleod Trail and north interfaces for future bridge links.

9. Veterinary Clinics

Shall not have outside pens, runs, or enclosures or be used for boarding animals, whether sick or healthy.

10. Amenity

External Public Areas: (all figures are considered as minimum acceptable areas)

at grade walkway	5,000 sq. ft.
arcades	15,000 sq. ft.
pedestrian overpass	3,000 sq. ft.
plaza area (including landscaping)	70,000 sq. ft.
landscaped apartment decks	<u>6,000 sq. ft.</u>
TOTAL	99,000 sq. ft.

Internal Public Areas: (all figures are considered as minimum acceptable areas)

mall	103,000 sq. ft.
underground parking	<u>661,500 sq. ft.</u>
	(1890 cars)
TOTAL	764,500 sq. ft.

An interior environmentally controlled mall system shall link together all commercial development at the plaza and +15 levels.

A landscaped open plaza shall exist between the commercial mall/arcade space and the residential area of the project.

The elevated public walkway across Southland Drive must provide adequate public access to

grade at both ends of the connection. This walkway shall be temperature controlled; provide adequate lights; and the public circulation area shall be a minimum width of 15 feet; and a profile in conformity with Figure "A", in Phase 1 construction as per the "minimum simple bridge" (pg. 40 Draft L.R.T. South Corridor Land Use Study). Potential future additions to Phase 1 shall be in conformity with Figures B and C (pg. 40 Draft L.R.T. South Corridor Land Use Study). The clearance of this +15 bridge shall be to the satisfaction of the Engineering Department.

11. Orientation

Commercial development shall be primarily oriented to the Macleod Trail edge of the site. Residential development shall be primarily oriented to the Horton Road edge of the site.

12. Development Agreement

Applicants shall be required to sign a Development Agreement with the City to ensure adequate arrangements have been made for the supply to the building of water, electric power, sewage and street access, including payment of the costs of installing or constructing any such utility or facility and shall include special clauses relating to both the +15 bridge across Southland Drive and the upgrading of Horton Road.

13. Development Plans

Approval of this application in no way approves the plans as submitted. Comprehensive plans including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted and approved prior to the release of a development permit.