

Essential Public Services
Financial Institutions (C.U.)
Grocery Stores
Laboratories
Liquor Stores
Medical Clinics
Offices (C.U.)
Parking Lots At-Grade
Parks and Playgrounds
Personal Service Establishments
Private Clubs and Organizations
Restaurants (C.U.)
Retail Facilities (C.U.)
Retail Food Stores (C.U.)
Retail Stores (C.U.)
Signs
Utilities

Notwithstanding Section 11(3)(b) only those uses indicated C.U. shall be afforded certainty of use.

2. DEVELOPMENT GUIDELINES

The Development Guidelines will be those set out in Section 33 (General Rules for Commercial Districts) and Section 42 (Central Business Commercial District) except as noted below.

a. Density

The maximum development on Site 1 shall not exceed a total of 91,042 square metres (980,000 square feet). All of this development may be commercial.

b. Building Positioning and Height

- i. The height and positioning of structures on this site shall be such as to provide sunlight penetration to the riverbank and any major open spaces on this site during hours of maximum utilization.
- ii. The height and position of structures on this site shall be such as to avoid excessive overshadowing of the adjacent lands to the north.

c. Plus 15

The Development will provide in accordance with a phasing plan to be incorporated in the Concept Plan referred to below:

- i. Plus 15 Walkways in a north/south and, if required by the Approving Authority, east/west direction in a location and form as described in the Concept Plan referred to below, to the standards for such walkways in force at the time of application for a Development Permit;
- ii. one climate-controlled plus 15 bridge, or pay cash-in-lieu of same, linking this site to the site to the west if required by the Approving Authority;

- iii. one-half of a climate-controlled plus 15 bridge, or pay cash-in-lieu of same, linking the site to the south across 2nd Avenue S.W.;
- iv. appropriate supports and stairs to grade to accommodate required Plus 15 bridges.

d. Parking

Parking shall be provided for all commercial uses at a rate of 1 stall per 140 net square metres of development. A maximum of 100% may be provided and a minimum of 75% of the required car parking shall be provided on-site unless limiting engineering constraints are demonstrated to the satisfaction of the Approving Authority. Any spaces not provided on site shall be provided through payment of a "cash-in-lieu of parking payment" or provided as alternate off-site parking, all in accordance with the policies of the City in force at the time of application for a Development Permit.

A minimum of 10% of the commercial parking provided on site shall be provided as short term public parking in accordance with the City policy regarding terms and conditions for the provision of such parking in force at the time of application for a Development Permit.

Parking for all residential uses shall be provided at a rate of not less than 0.5 stalls per unit.

e. Open Space

A total of 2,675 square metres (28,791 square feet) of open space shall be provided as landscaped space on Site 1 in accordance with the Concept Plan referred to below. Such space shall include all by-lawed setback areas required under Section 17 of By-law 2P80.

Provision of such landscaped open space shall be phased as follows:

- i. Up to 53,224 square metres (572,920 square feet) of development. Landscaped area shall be provided at the rate of 1 square metre of landscaping per 80.6 square metres of development which shall include the by-lawed setback areas adjacent to the portion of the site being developed.
- ii. From 53,224 square metres (572,920 square feet) up to 85,003.5 square metres (915,000 square feet) of development. Landscaped area shall be provided at the rate of 1 square metre of landscaping per 12 square metres of development which area shall include the by-lawed setback areas adjacent to the portion of the site being developed.

f. By-lawed Setbacks

Such areas shall be dedicated at no cost to the City of Calgary either prior to or at the same time as the adjacent area of land is developed.

g. Improvements to Right-of-Ways

The pedestrian portion of the right-of-ways of 1st and 2nd Streets and 1st Avenue adjacent to the site shall be upgraded to the standards and dimensions as specified in the Council-approved Handbook of Public Improvements. Such upgrading to be carried out in accordance with a plan and phasing to be determined as part of the Concept Plan referred to below.

2nd Avenue Right-of-Way

The right-of-way of 2nd Avenue shall be improved at the Developer's discretion under either of the following two alternatives:

i. to the local road standard as defined in the Council-approved Handbook of Public Improvements for Downtown in which case the development will be responsible for constructing the pedestrian portion right-of-way adjacent to Site 1;

OR

ii. as an accessway to private parking facilities in which case that portion of the right-of-way not required for such accessway shall be developed to the standards for pedestrian areas as defined for the local road standard in the Council-approved Handbook of Public Improvements.

h. Concept Plan

Prior to the approval of any Development Permit on this site, the applicant shall submit for the approval of the Approving Authority a concept plan.

Such plan shall:

- i. Indicate the general distribution and form of development proposed on the site.
- ii. Indicate the location, distribution and form of the landscaped areas referred to in Section (f).
- iii. Indicate the general location of +15 walkways and show the phasing of provision of such walkways and bridges to be developed on the site as referred to under Section d above.
- iv. Include a plan and phasing for construction of right-of-way upgrading required under Section g above.
- v. Show the treatment and phasing of construction of 2nd Avenue, such treatment and phasing to be agreed upon with the owner of the land to the south.

Such plan shall be updated with each subsequent Development Permit application.

i. Development Plans

Approval of this application does not constitute approval for Development Permits. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping parking and accesses shall subsequently be submitted to the Approving Authority as part of a Development Permit application.

j. Floodplain Guidelines

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

B. Site No. 2 (2,162.7 square metres/23,280 square feet)

1. DISCRETIONARY LAND USE

The following uses may apply:

Athletic and Recreational Facilities
Apartment Buildings (C.U.)
Child Care
Drinking Establishments
Dwelling Units
Essential Public Services
Financial Institutions
Grocery Stores (C.U.)
Home Occupations
Parking Areas
Parking Lots At Grade
Personal Service Businesses
Private Clubs and Organizations
Restaurants
Retail Facilities
Retail Food Stores
Retail Stores
Senior Citizens' Housing (C.U.)
Signs
Special Care Facilities
Stacked Townhouses (C.U.)
Tong Houses
Townhouses
Utilities

Notwithstanding Section 11(3)(b) only those uses indicated C.U. shall be afforded certainty of use.

2. USE RULES

The general rules for commercial districts contained in Section 33 shall apply unless otherwise noted below:

a. Built Form

- i. The main floor of all buildings shall be designed and built so as to be capable of accommodating a range of non-office commercial uses.
- ii. The maximum building coverage (excluding by-lawed setbacks) shall be 100%.

b. Landscaped Areas

With the exception of accessways from public thoroughfares, the following areas must be landscaped or improved to the satisfaction of the Approving Authority:

- i. all by-lawed right-of-way setbacks;
- ii. boulevards;
- iii. on-site yards;
- iv. all roof deck areas overviewed by the development.

c. Building Height

- i. A maximum of 46 metres (150 feet).
- ii. The maximum building height may be exceeded provided the Approving Authority is satisfied that:
 - (A) any additional shadowing created will not adversely affect significant public spaces or private amenity areas, and;
 - (B) significant additional sunlight is achieved elsewhere on the site or adjacent public areas.

d. Density

- i. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations. The maximum allowable gross floor area calculated in terms of F.A.R. (floor area ratio) shall be as follows:
 - (A) Gross Floor Area
 - o A base maximum of 6 F.A.R.
 - o An additional 1 F.A.R. may be achieved in the following manner:
 - a contribution to the Chinatown Improvement Fund in accordance with Council's policy;
 - provision of non-profit government-assisted (Federal, Provincial or Municipal) housing.

- o Maximum achievable density of a project is 7 F.A.R.

e. Residential Amenity Space

- i. Private Amenity Space
Each dwelling unit shall be provided with a private outdoor amenity space in conformity with Section 20(17).
- ii. Common Amenity Space

With the exception of government-assisted senior citizen housing, an indoor or outdoor spaces, or combination thereof, equal to a minimum of 40 percent of the site area shall be provided for the common use of the project residents. The common amenity space shall be located within 16 metres of grade and have a minimum dimension of 7.5 metres.

f. Parking

- i. Residential developments must provide a minimum of 0.5 stalls per unit, except for senior citizens projects which must provide a minimum of 0.25 stalls per unit.
- ii. Parking shall not be permitted in front yards.

6. OUTSIDE STORAGE

No outside storage shall be allowed.

7. SIGNS AND MOTIFS

The use of Chinese characters, symbols, designs and colours in structures is required.

8. FLOODPLAIN GUIDELINES

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

9. BY-LAWED SETBACKS

Such areas shall be dedicated at no cost to the City of Calgary either prior to or at the same time as the adjacent area of land is developed.

10. IMPROVEMENTS TO RIGHTS-OF-WAY

The pedestrian portion of the rights-of-way of 1st Street West and 1st Avenue West adjacent to the site shall be upgraded to the standards and dimensions as specified in the Council-approved Handbook of Public Improvements.

11. DEVELOPMENT PLANS

Approval of this application does not constitute approval for development permits. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping parking and accesses shall subsequently be submitted to the Approving authority as part of a Development Permit application.

C. Site No. 3(1,114.8 square metres/12,000 square feet)

1. LAND USE

The land use shall be for a park or a cultural centre only.

2. DEVELOPMENT GUIDELINES

The development guidelines as set out in Section 51 PE (Public Park, School, Recreation District) shall apply.