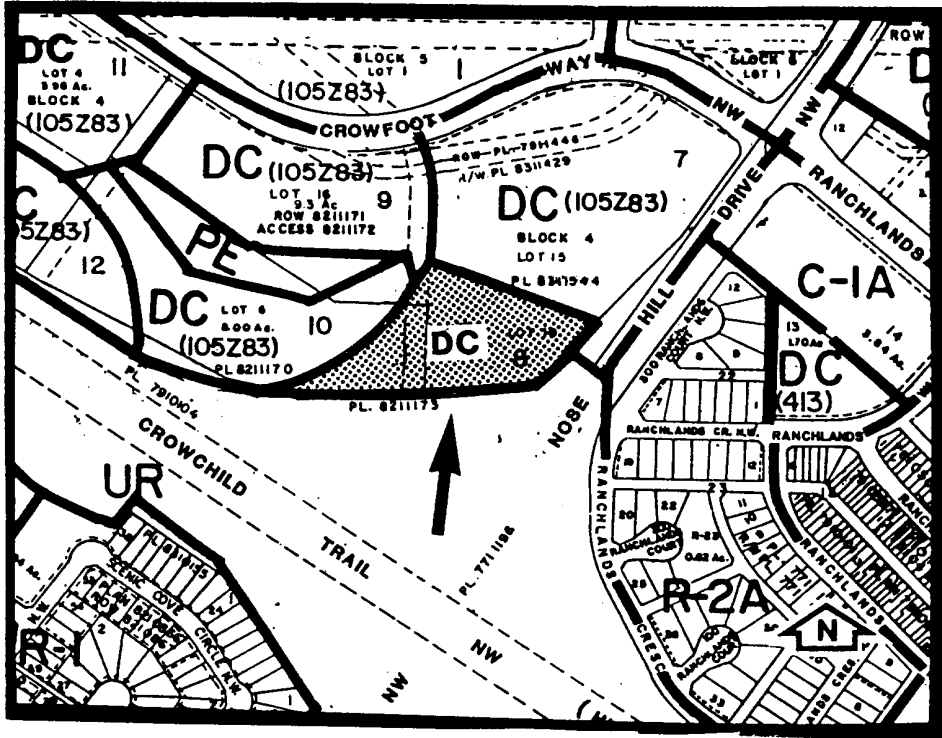


**Amendment No. 85/056**  
**Bylaw No. 78Z85**  
**Council Approval: 15 October 1985**



**SCHEDULE B**

1. Land Use [Site 8 of DC (921)]

The following uses are permitted: offices and ancillary retail and service commercial, automotive sales and rentals and ancillary service functions, or a hotel.

The following uses are discretionary: financial institutions, medical clinics, restaurants, retail stores and veterinary clinics.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of By-law 2P80 and the Permitted and Discretionary Use Rules of the C-2 (General Commercial District) shall apply unless otherwise noted below.

a) Density

- i) Maximum density for office commercial shall be  $11,148 \text{ m}^2 \pm$  (120,000 sq.ft. $\pm$ ) G.F.A. For each square foot of non-office commercial floor space included

on-site, the maximum G.F.A. shall be reduced at the rate of 1 square foot of office space for every 0.65 square feet of non-office commercial floor space.

- ii) Maximum density for a hotel shall be 350 rooms to an overall maximum of 23,225 m<sup>2</sup>± (250,000 sq.ft.±) G.F.A.
- b) Height
  - i) Office commercial - maximum building height shall be 10 storeys not exceeding 36 metres (120 feet) at any eaveline (not including mechanical penthouse).
  - ii) Hotel - maximum building height shall be 17 storeys not exceeding 46 metres (150 feet) at any eaveline (not including mechanical penthouse).
- c) Landscaping

Landscaping shall cover a minimum of 10% of the net site area plus any adjoining boulevards. A detailed landscaping plan, including existing vegetation, shall be submitted to the Approving Authority for approval as part of a development permit application.
- d) Yards

Minimum yard dimensions shall be 6 metres (20 feet).
- e) Building Design and Appearance

Any building constructed shall be designed such that the motif is maintained on all elevations in terms of external cladding and design features to eliminate any identifiable typical rear facade.
- f) Access

There shall be no direct vehicular access to or from Crowchild Trail, Nose Hill Drive or future interchange ramps.
- g) Development Plans

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