



- All horizontal surfaces overviewed by any portion of the building should be treated as visual amenity.
- The building height shall exhibit some flexibility to address environmental considerations. The impacts of buildings on one another in terms of wind, shadowing, overview and so on should also be minimized. The penetration of sunlight to neighbourhood streets as well as the public open space of Fort Calgary should be fostered.

The following requirement is established for development adjacent to or affecting the Riverbank:

- an area at least 20 metres wide throughout, immediately south of the Bow River, must not be overshadowed by development between 9:00 a.m. and 3:00 p.m. (MST) from March 21 to September 21.

b) Landscaped Open Space and Yards

Useful considerations of open space shall be encouraged through sensitive site treatment with respect to landscaping, building height, building placement and yards. Based on this objective, landscaping shall cover in the order of 40 percent of the net site area. However, where environmental considerations warrant lower building heights, flexibility may be exercised with respect to massing, the amount of open space at-grade and the size of front, rear and side yards.

c) Commercial

- i) Commercial uses may be allowed on any site regardless of the abutting road designation.
- ii) Commercial uses shall be limited to no more than two storeys and shall not exceed a maximum of 10 percent of the gross floor area of the building.
- iii) Notwithstanding Section 32(3)(a), (b) and (c) of By-law 2P80, yards may be reduced to zero for the commercial component of a building.

d) Parking

Notwithstanding requirements of Section 18 of By-law 2P80:

- i) 0.5 to 1.0 off-street parking stall per dwelling unit shall be provided as determined by the Approving Authority,
- ii) one off-street parking stall shall be provided for every 139 square metres of commercial net floor area.

e) Pasta Manufacturing

Pasta manufacturing shall occupy a maximum of 75% of the floor area of the building existing on-site on the date of passage of this by-law.

f) Floodplain Guideline

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