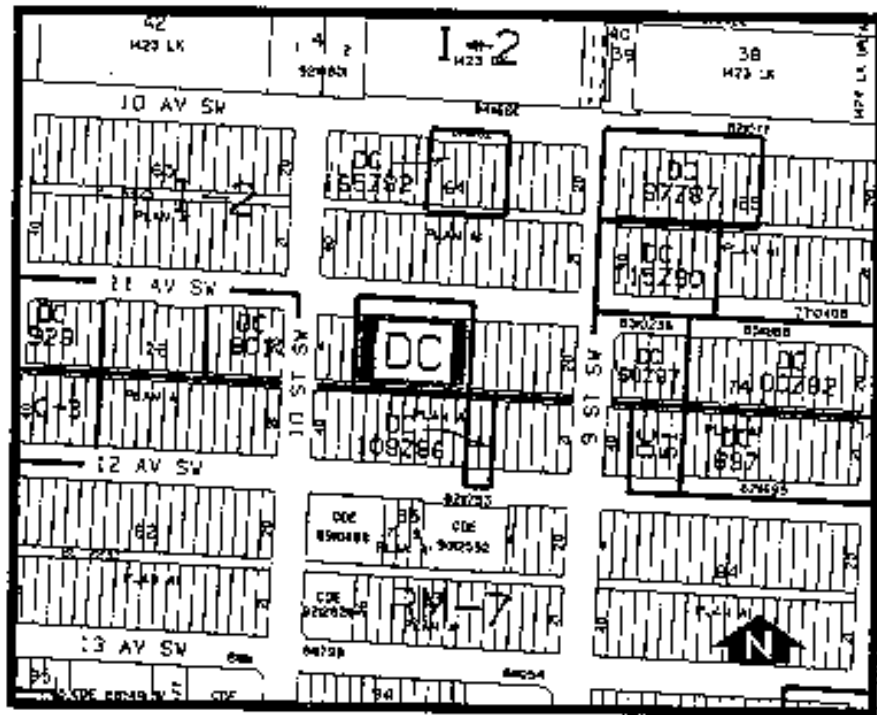


Amendment No. 94/101
Bylaw No. 24Z95
Council Approval: 18 April 1995

SCHEDULE B



A. LAND USES

1. Permitted Uses

Except for utilities, essential public services and parks and playgrounds, the following uses shall be permitted only within existing buildings.

- Commercial schools
- Essential public services
- Financial institutions
- Home Occupations - Class 1
- Offices
- Parks and playgrounds
- Personal services businesses
- Private Schools/Public & Separate Schools
- Restaurants
- Retail food stores

Retail stores

2. **Discretionary Land Uses**

Apartment buildings
Apartment hotels
Athletic & recreational facilities
Child care facilities (N.P.)
Cinemas
Commercial schools
Community association buildings
Dwelling units
Financial institutions
Grocery stores
Home occupations - Class 2 (N.P.)
Hostels (N.P.)
Identification Signs
Laboratories
Liquor stores (N.P.)
Live theatres
Lodging houses (N.P.)
Mechanical reproduction and printing establishments
Medical clinics
Offices
Parking areas (temporary)
Personal service businesses
Private clubs and organizations
Private schools
Public and quasi-public buildings (N.P.)
Public and separate schools
Radio and television studios
Restaurants
Retail food stores
Retail stores
Senior citizens housing
Special care facilities (N.P.)
Stacked townhouses
Townhouses
Universities, colleges and provincial training centres
Veterinary clinics (N.P.)

NOTE: N.P. - Notice Posting is mandatory for these uses in accordance with Section 10(4) of By-law 2P80.

B. DISCRETIONARY USE RULES

In addition to the General Rules for Downtown Districts contained in Section 42.1 of By-law 2P80, the following rules shall apply (illustrations are also included to assist in understanding the intent of the following Discretionary Use Rules):

1. **In this By-law:**

- (a) Residential uses include Apartment buildings, Dwelling units, Home occupations, Lodging houses, Hostels, Senior citizens housing, Stacked townhouses, Townhouses; and
- (b) All other uses in the Discretionary Use List in Section A.4. will be considered commercial uses relative to the Gross Floor Area provisions of this by-law.

2. **Gross Floor Area**

(a) Commercial Uses

All development, regardless of density, shall provide the features in Table 1 attached hereto, to the satisfaction of the Approving Authority. The maximum gross floor area for commercial uses shall be 3.0 F.A.R. which shall be located between grade and the sixth storey only.

(b) Residential Uses

- (i) The maximum gross floor area for residential uses shall be 7.0 F.A.R., less any commercial density provided in accordance with Section B.2.(a) above. Only open balconies will be excluded from the calculation of residential density.
- (ii) All residential buildings adjacent to primary roads, as shown on Map 1 in Section 42.1 of By-law 2P80, must provide at-grade pedestrian circulation space as described in Table 1 attached hereto [Standard 1(a) and (b)].

(c) Exceptions and Qualifications

- (i) Notwithstanding the requirements of Section B.2 (a) and (b), the Approving Authority may allow up to an additional 0.5 F.A.R. for purpose-built public auditoria, cinemas, and theatres. A permanent sign identifying these spaces must be affixed to the exterior of the building.

3. **Public Spaces - General Performance Requirements**

(a) All public spaces, for which density has been granted, shall be:

- (i) accessible to persons with push carts or carriages, the elderly, the physically handicapped and others whose mobility is impaired; and
- (ii) maintained, including any landscaping, artwork, purpose-built space and special right-of-way improvements, throughout the life of the building.

(b) Outdoor areas, covered by either an awning or canopy, projecting a maximum of 1.5 metres, are considered to be open to the sky.

4. **Building Massing and Siting**

(a) Orientation

- (i) Buildings shall be designed and located to minimize overshadowing of public and communal open spaces both on and off site.

(b) Separation Distances Between Towers

All portions of buildings which rise above 21 metres in height are required to provide a minimum 12.0 metre separation distance from the nearest common side or rear property line except as provided below:

- (i) on corner sites, no separation distance is required adjacent to the street.
- (ii) where the amount of residential development in a building which contains primarily commercial uses is less than 1.0 F.A.R., the separation distance to the nearest property line may be relaxed provided that the distance between any living or bedroom windows and existing or potential development shall be a minimum of 24 metres.

(c) Light and Ventilation

- (i) Private outdoor amenity spaces located within three floors of grade should be oriented away from areas with concentrations of automobile exhaust fumes, particularly major intersections.

5. **Dwelling Units**

Buildings containing dwelling units shall be subject to the following:

- (a) No dwelling unit, other than a superintendent's or caretaker's apartment, shall be located below a commercial use.
- (b) For each dwelling unit, a private amenity space having a minimum area of 5.6 square metres, shall be provided in the form of an open or enclosed balcony and having a minimum dimension of 1.8 metres. This requirement may be waived by the Approving Authority if the development provides an equivalent amount of space in the form of private secure storage for each unit and communal amenity space suitable to the needs of the expected residents. A permanent sign posted in the elevator lobby shall identify this communal space.
- (c) All on-site horizontal surfaces other than private amenity space greater than 5.6 square metres in size, that are overviewed by dwelling units and not required for vehicular access, shall be usable and landscaped to the satisfaction of the Approving Authority.
- (d) Where 50 percent or more of the gross floor area of a building is comprised of dwelling units,

- (i) a minimum of 40 percent of the gross site area shall be provided as amenity space for all residents through a combination of indoor and outdoor spaces which may include accessible and usable spaces provided under 6(b) and 6(d) above.

(e) **Privacy**

Achieving adequate privacy is a crucial aspect of livability.

- (i) Unit orientation and screening shall enhance privacy.
- (ii) Dwelling units at grade must be designed to provide adequate privacy through yards, level changes and/or screening.

(f) **Noise**

- (i) Appropriate design and construction techniques should be used to buffer dwelling units from noise, such as:
 - o orienting outdoor areas and bedrooms away from noise sources;
 - o using alternate ventilation to minimize opening windows;
 - o using glass block walls or acoustically rated glazing.

6. Safety

Safety and a sense of security are key components of livability.

- (a) Separate entrances, lobbies and circulation, including elevating, shall be provided for commercial and residential uses. Lobbies should be visible from the street.
- (b) Residential design should clearly delineate public, private and semi-private spaces to remove any ambiguity as to who may use which spaces in any given development.
- (c) Both residential and commercial buildings should maximize opportunities for natural surveillance of sidewalks, entries, circulation routes, semi-private areas and parking entrances. Consideration should be given to grouping laundry facilities, amenity rooms and storage rooms for higher visibility and surveillance.

7. Roofs

- (a) Low and mid-rise building roofs shall be designed to be usable as open space or to be attractive as seen from above and should incorporate appropriate screening of rooftop mechanical equipment.

8. Entrances

- (a) Multiple entrances animate the street and reinforce a separate identity for dwelling units and commercial enterprises. All entrances to retail, restaurant

and service establishments abutting a roadway shall be directly accessible from the sidewalk.

9. **Right-of-Way Setbacks**

See Section 17 of By-law 2P80.

10. **Parking and Loading**

- (a) See Section 18 of By-law 2P80 for parking and loading requirements except as provided below.
- (b) Parking provided for any commercial or residential development shall be located in structures below grade.
- (c) Residential parking is to be secured and separate from any commercial parking on-site.
- (d) Parking for bicycles at the rate of 1 space per five dwelling units shall be available in a secure and convenient location on-site in residential or mixed-use buildings. In commercial buildings, secure and convenient bicycle storage shall be provided in sufficient quantities as determined by the Approving Authority and located on a site-specific basis.
- (e) Where loading bays are provided, they shall be covered and screened. They must be properly paved and finished with adequate signage and lighting. Where possible they shall be enclosed with overhead doors.
- (f) Site access shall be to the satisfaction of the Director of Transportation.

11. **Outside Storage**

No outside storage shall be allowed.

12. **Floodway and Floodplain Special Regulations**

The development shall conform with the City of Calgary Floodway and Floodplain Special Regulations, Section 19.1 of By-law 2P80 as amended from time to time to the satisfaction of the Approving Authority.

13. **Identification Signs**

Identification signs only shall be allowed. All third party advertising signs shall be prohibited.

The provisions of the Sign Appendix of By-law 2P80 shall apply, mutatis mutandis, to an Identification Sign as if such a sign were located in the CM-2 District.

14. **Conditions of Development**

In addition to the guidelines contained in this DC District, the Approving Authority may impose conditions on a Development Permit as provided for in Section 11(2)(a)(i) of By-law 2P80.

See original bylaw for Table 1