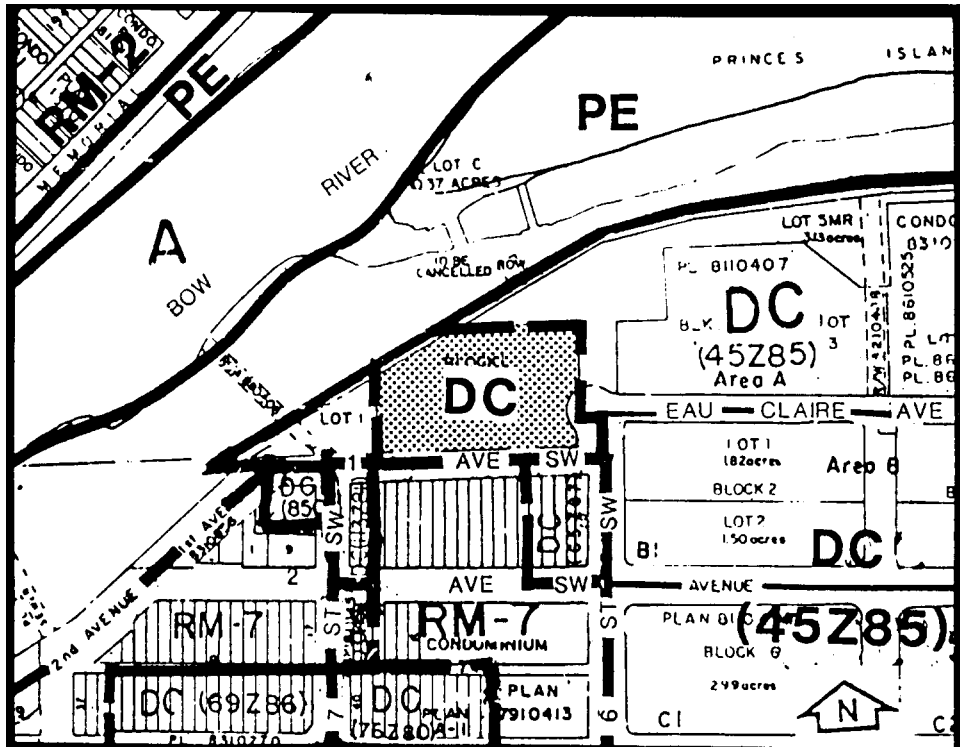


Amendment No. 87/108
Bylaw No. 132Z87
Council Approval: 07 December 1987

SCHEDULE B



GENERAL DEVELOPMENT GUIDELINES

The following General Development Guidelines will apply:

1. Shadow

The following guidelines shall be considered in conjunction with specific height guidelines that apply.

On December 21 at 12 noon M.S.T. buildings in the area covered by this By-law shall not, in total, shadow more than 25% of the southern edge of Prince's Island Park between the 3rd Street bridge and the western tip of Prince's Island. Areas which are affected at that time by shadows from buildings located outside of the area of this By-law which either exist or have a valid Development Permit, shall be excluded from this calculation.

2. Parking

Parking shall be provided for development constructed under this By-law on the following basis:

- (a) Residential Uses: Parking shall be provided at the rate of the highest density Residential District under the Land Use by-law in force at the time of application for a Development Permit. In addition, the Approving Authority shall ensure adequate provision is made for visitor and recreational parking.
- (b) Commercial Uses: Parking shall be provided at the rate and under the terms and conditions that apply to the land use district on the land immediately south of 3rd Avenue.

3. Landscaping

A landscape plan for a Development Parcel shall be submitted at the time of a Development Permit application. The landscaping plan shall reflect measures for the amelioration of wind conditions, for energy conservation in relation to buildings and for visual appearance during winter months.

A plan for interim land use and landscaping for the whole area covered by this By-law shall be submitted at the time of the first Development Permit application. Such plans shall be to the satisfaction of the Approving Authority and be implemented for the entire site in a manner and in accordance with a timetable to the satisfaction of the Development Officer.

4. Building Design

The Approving Authority shall ensure that the quality of the design proposed for any building matches the overall objectives set out above. In so doing, particular attention will be paid to:

- (a) Building design
- (b) Inter-relationships between buildings
- (c) Building orientation
- (d) Building finishes - including screening of mechanical equipment
- (e) Provision of screened parking and service areas

5. Floodplain Guidelines

All development under this By-law shall comply with the City of Calgary Floodplain Guidelines in force at the time of application for a Development Permit.

6. 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 access shall subsequently be submitted to the Approving Authority as part of a Development Permit application.

LAND USE GUIDELINES

The following uses may be allowed in this area:

- o all forms of residential development
- o temporary surface parking for the month of February, 1988, only.

The following uses may be allowed as supplementary to any form of residential development:

- o community services
- o recreational facilities
- o parks
- o day care facilities
- o convenience retail facilities (e.g., non-car-oriented local grocery stores, cleaners, hardware, delicatessen, etc., all directed to a local market). At the time of approval of a Development Permit for a building incorporating retail space the Approving Authority shall approve a list of uses which can locate in that space.
- o structured parking
- o visitor parking at-grade for residential uses

Other supplementary uses may be approved by the Approving Authority provided that, in its opinion, they are compatible with the overall concept and uses listed above.

DEVELOPMENT GUIDELINES

In addition to the General Development Guidelines set out elsewhere in the By-law and the General Guidelines for Residential Districts in Section 20 of By-law 2P80 excepting therefrom Section 20(3) Private Garages and Driveways, 20(5) Accessory Buildings, 20(6) Fences, 20(17) Provision of Amenity Space, the following will apply:

1. Density

The density shall not exceed 100 units per net residential acre overall. The site shall accommodate a minimum of 825 residential units and a maximum of 10,000 sq.ft. of convenience retail facilities when fully developed, in combination with the development of the following lands:

- o Lot 3, Block 1, Plan 8110407
- o Lots 11 & 12, Block 1, Plan 8310888
- o Condominium Plan 8310913

2. Building Height/Massing/Shadow

There is no specific height limit on structures. The height and massing of individual buildings shall be established at the Development Permit stage having regard to guidelines set out above, the relationship between the buildings, and the impact of buildings in terms of wind and shadow on public areas.

3. Landscaping/Amenity

Landscaping shall be provided for each residential structure to the satisfaction of the Approving Authority. Amenity spaces shall be provided in an amount and manner satisfactory to the Approving Authority having regard to the size and quality of the individual residential units proposed. If deemed appropriate, no private amenity space may be provided.

4. Setbacks

All residential structures shall be setback a minimum of 20 feet from public streets. All structures shall be set back a minimum of 10 feet from reserve land; however, this setback may be relaxed to 10 feet by the Approving Authority provided it is satisfied that the design of the proposed interface with the reserve land is compatible with the purposes for which the reserve land is to be used.

5. Treatment of Temporary Surface Parking

The parking lot shall be surfaced with gravel and landscaped in a manner satisfactory to the Approving Authority, having regard to the time of year and length of time it will be used.