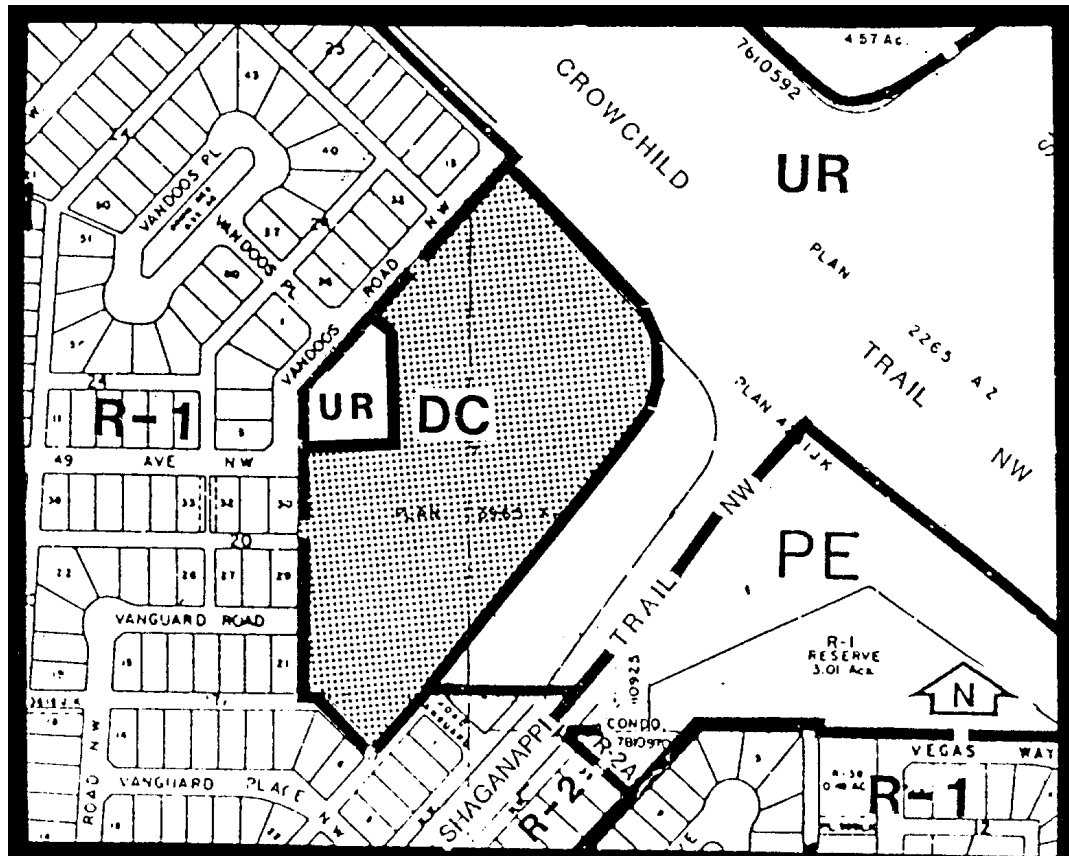


**Amendment No. 87/033**  
**Bylaw No. 98Z87**  
**Council Approval: 13 October 1987**

**SCHEDULE B**



1. Land Use

The land use shall be for a comprehensively designed mature residents housing development comprised of a maximum of 60 units with the additional use of an accessory recreation/amenity building.
2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of By-law 2P80 and the Permitted and Discretionary Use Rules of the RM-1 (Residential Low Density Multi-Dwelling District) shall apply unless otherwise noted below.

  - a. Density

A maximum of 60 residential units in attached groupings of 2, 3 and 4 units for a maximum of 120 persons.

b. Parking

A minimum of 300% parking per unit shall be provided with a minimum of 200% on each unit site.

c. Landscaping

A detailed landscaping plan indicating periphery interface treatment, common area development, general unit planting and the retention of existing mature vegetation shall be to the satisfaction of the Approving Authority.

NB: 0.74 ac. (0.30 ha.) remains in UR for Tot Lot.

d. Access

A minimum of two access/egress points shall be provided to the site to the satisfaction of the Approving Authority. That there be no permanent access or egress from the eastern or southern edge of the site into the lane area off Vanguard Road.

e) Pedestrian Movement

The existing public pedestrian access on the north boundary of the site shall be maintained and uninterrupted access to pedestrian stairs at the Crowchild and Shaganappi Trail shall be assured.

f) Building Height

A maximum of one-storey development shall be allowed.

g) Design

The design, character and appearance of the development shall be compatible with and complimentary to the surrounding residential area.

h) Screening

The site perimeter shall be suitably screened by a combination of decorative fencing and berming with required sound attenuation treatment along Crowchild and Shaganappi Trails all to the satisfaction of the Approving Authority.

i) 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.