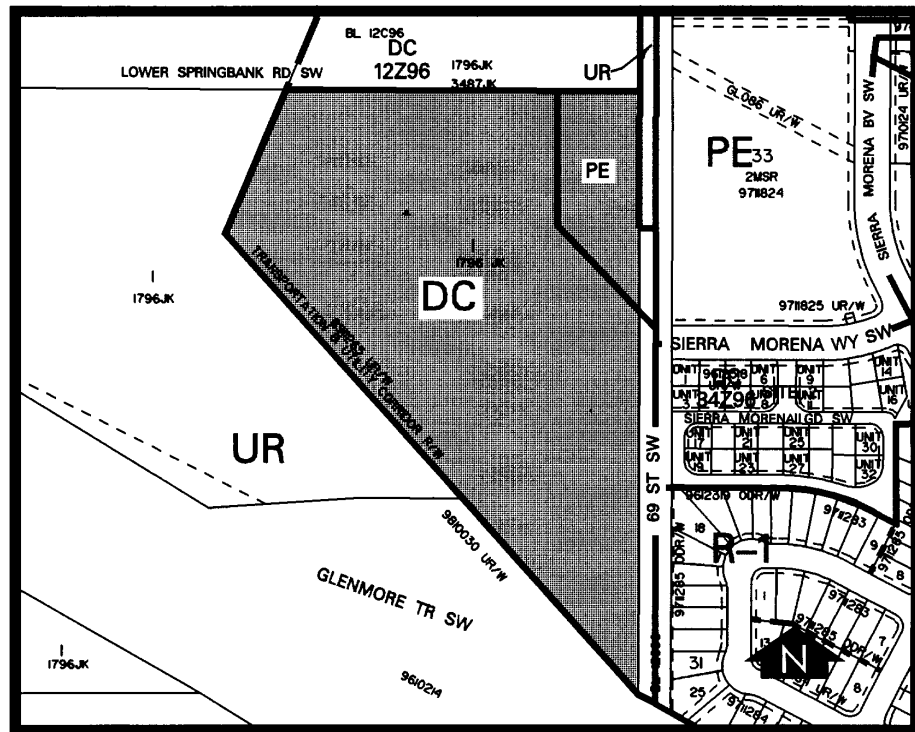


**Amendment No. 97/051**  
**Bylaw No. 120Z97**  
**Council Approval: 25 March 1998**

**SCHEDULE B**



DC - Direct Control District, 5.25 ha± (13.01 ac±), with the following guidelines:

1) Land Use

Land Use shall be for a comprehensively designed multi-dwelling development consisting of apartments, semi-detached dwellings and accessory buildings only.

2) Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the RM-4 Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

a) Density

The maximum number of dwelling units shall be 189 in the following proportions:

- i) the maximum number of apartment dwelling units shall be 125.
- ii) the maximum number of semi-detached dwelling units shall be 64.

b) Yards

A minimum of 7.5 metres to the perimeter boundary.

c) Landscaping

(A) A minimum of 55% of the site area shall be landscaped.

(B) Berming along the SW property line for visual screening using a line of sight 1.5 m above the main floor to 4.0 m above Glenmore Trail to the satisfaction of the approving authority.

d) Parking

Apartments shall provide underground parking for residents and visitors at a ratio of 1.9 stalls per dwelling unit.

e) Initial Development Permit

The initial development permit for the site shall:

- i) establish a phasing plan for the entire project;
- ii) provide for servicing of the entire site;
- iii) provide full perimeter landscaping of the site.

f) Construction Access

Access for construction purposes shall only be permitted from the existing developed road adjacent to the north property line of the site.

g) Development Plans

Approval of this application does not constitute an approval of a development permit. Comprehensive plans including a detailed landscape plan shall be submitted to the Development Authority as part of a development permit application. In considering such an application, the Development Authority shall ensure that the development permit plans conform substantially to the plans and renderings submitted to City Council during its consideration of the bylaw.

h) Transportation and Utility Corridor

The Transportation and Utility Corridor (TUC) shall be permanently signed in accordance with Council policy. Directional signage and promotional literature shall clearly indicate the location and use of the TUC.