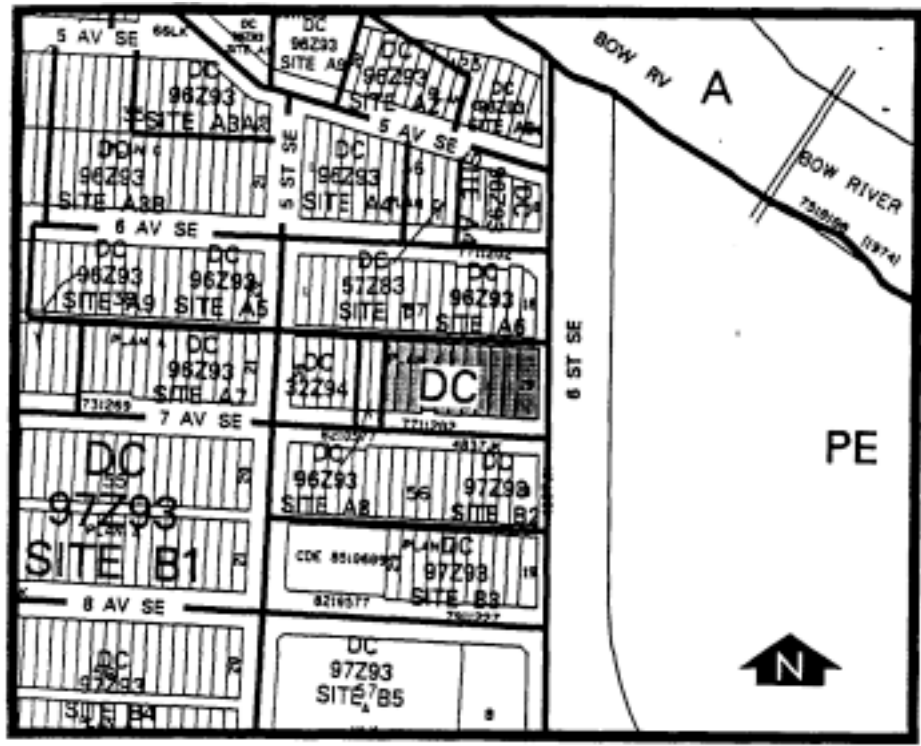


Amendment No. 99/054
Bylaw No. 102Z99
Council Approval: 30 September 1999

SCHEDULE B



1. Land Use

The Permitted and Discretionary Uses of the RM-5 Residential Medium Density Multi-Dwelling District shall be the Permitted and Discretionary Uses respectively with the additional Permitted Uses of the commercial operation existing within the building as of the date of passage of this Bylaw plus a Restaurant-Food service only and addition to the west facade at a maximum 747 m².

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-5 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

a) Density

- i) Residential development shall be limited to a maximum of 167 units per hectare.

- ii) Commercial development shall be limited to a maximum of 1.0 F.A.R.
- b) Building Height
 - A maximum of 5 storeys and 15 metres.
- c) Yards
 - No side or front yard is required for commercial development. Loading facilities may project into any rear yard requirement.
- d) Bylawed Setback
 - i) Upon notice from the City Engineer, the landowner is, at its expense, to remove all encroachments, including, but not limited to, the stairs, porch, roof, and ramp, from the bylawed road widening setback and corner cut.
 - ii) At such time that the surface facilities in the adjacent road rights-of-way are raised to floodway grades, the landowner shall modify its onsite development to connect to the new public works. All details are to be shown on a development permit to the satisfaction of the Approving Authority.
- e) Building Form and Siting
 - i) Buildings shall be designed and located to minimize overshadowing of public and private open spaces both on and off site.
 - ii) The scale and massing of buildings adjoining the riverbank and Fort Calgary shall reflect their important location close to these regional assets and shall contribute positively to the use of this open space by both residents and the general public. In this regard, buildings should not create shadowing on the area east of the eastern limit of 6 Street SE between the hours of 10:00 AM and 4:00 PM, MDT on September 21.
 - iii) Direct access from ground floor units to streets is encouraged in order to foster ease of access and activity in the streets.
 - iv) No window of a living room or bedroom shall be located closer than a horizontal distance of 7.5 metres from rear property line or 15 metres from the facing windows of any building on the same or adjacent site.
 - v) Unit design, orientation and screening should enhance privacy.
 - vi) Safety and a sense of security should be fostered by such actions as:
 - clearly delineating public, private and semi-private spaces to remove any ambiguity as to who may use which spaces in any given development;
 - maximizing 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.

- vii) Buildings containing garages with direct street access should be designed so as to ensure that garages do not dominate the appearance of the street.
- viii) In residential complexes which comprise 30 or more units, a meeting room of sufficient size to accommodate all residents shall be provided in a visible location above grade and in proximity to either the entrance to the complex or other community facilities.

f) Third Party Advertising

There shall be no third party advertising permitted on the site at any time.

g) Food Service Restaurant

That the food service restaurant be limited to a maximum of 25 seats.

h) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans 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. That minor adjustments to the loading area be considered subject to the approval of the Development Authority.