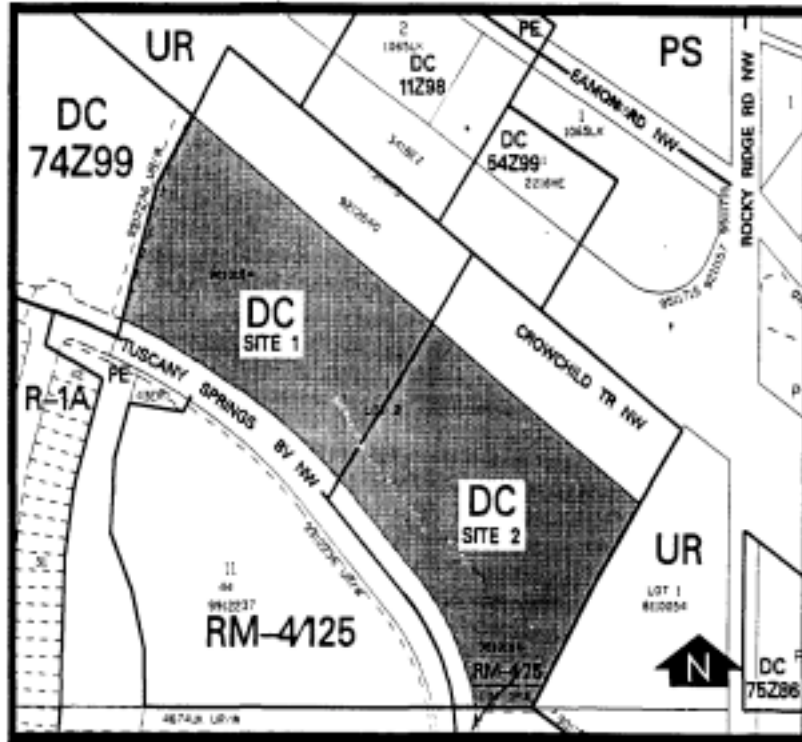


**Amendment No. 99/099**  
**Bylaw No. 22Z2000**  
**Council Approval: 14 February 2000**

**SCHEDULE B**



**Site 1            2.47 ha± (6.09 ac±)**

1.    Land Use

The Permitted and Discretionary Uses of the RM-4/100 Residential Medium Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively.

2.    Development Guidelines

The General Rules for the Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the RM-4/100 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

a.    Dwelling Units

The maximum number of dwelling units shall be 244.

b.    Building Height

A maximum of three storeys not exceeding 10 metres at any eaveline from grade.

c. Structured Parking

Except for visitor parking or loading stalls, at least one parking stall per unit shall be enclosed within a parking structure or private garage to the satisfaction of the Development Authority.

d. Building Design

The design, character and appearance of the buildings shall be compatible with and complementary to the surrounding area.

(i) Roof Pitches

All roof slopes are to have a minimum 4/12 pitch. All accessory building roofs must have the same pitch as the principal building except where special design circumstances require otherwise.

(ii) Wall Cladding

Buildings clad with vinyl siding should incorporate detailing such as corner boards, door and window trim or shutters. The bottom edge of the wall cladding, where exposed to a street or a publicly owned space, shall provide and maintain a maximum of 600 mm parging on all elevations.

(iii) Side and Rear Elevation Treatment

Special attention must be paid to all elevations oriented toward public spaces or in highly visible locations. Architectural treatments used on the front elevation must also be incorporated on side/rear elevations oriented toward public spaces.

e. Landscaping

(i) A minimum of 40% of the site area plus all adjoining City boulevards.

(ii) All landscaped areas may be at grade or within 3 metres of grade, provided the average elevation of any raised area does not exceed 2 metres.

f. Sound Attenuation Fencing

A sound attenuation fence is required to be constructed on the southerly property line of Crowchild Trail NW along the north boundary of the site. In the event sound attenuation fencing is not required, a fence will be required to be constructed satisfactory to the City Engineer.

g. Development Plans

Approval of this application does not constitute an approval of a development permit. Comprehensive plans shall be submitted to the Approving Authority as part of a development permit application.

1. Land Use

The Permitted and Discretionary Uses of the PS Public Service District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively.

2. Development Guidelines

The General Rules for Special Districts contained in Section 48 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the Public Service District shall apply unless otherwise noted below:

a. Yards

All yards shall have a minimum depth of 6 metres, including the side yards adjacent to residential development.

b. Vehicle Access and Egress

Access and egress shall be determined at the time of application for a development permit to the satisfaction of the Approving Authority.

c. Landscaping

All minimum required yards, and all adjoining City boulevards shall be landscaped.

d. Development Plans

Approval of this application does not constitute an approval of a development permit. Comprehensive plans shall be submitted to the Approving Authority as part of a development permit application.