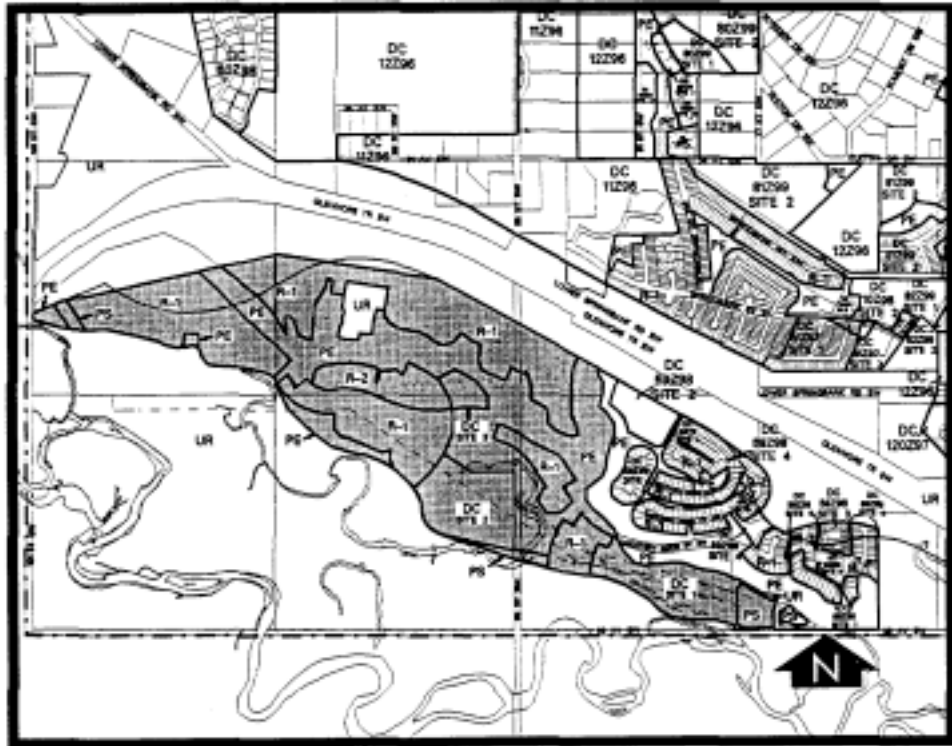


Amendment No. 2000/022
Bylaw No. 97Z2000
Council Approval: 21 August 2000

SCHEDULE B



Site 1 7.29 ha± (18.0 ac±)

1. Land Use

The land use shall be a comprehensively designed residential development comprised of single-detached dwellings only as Permitted Uses.

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 R-1 Residential Single-Detached District shall apply unless otherwise noted.

(a) Density

The maximum number of single-detached units shall be 60.

(b) Building Colour and Finishes

The exterior finishes and colours shall be complementary to the natural setting of the area and to the remainder of the development.

(c) Design Guidelines

Prior to or concurrent with the submission of a plan of subdivision, design guidelines shall be submitted to the satisfaction of the Development Authority, which shall address the coordination and integration of the following site planning objectives:

- (i) the clustering of development on disturbed areas to protect the environmentally significant areas. Approximately 65 percent of the site shall be left as undisturbed natural open space in substantially contiguous areas;
- (ii) the minimization of development and construction impacts on native vegetation and other undeveloped portions of land by:
 - (A) maximizing natural areas between development;
 - (B) minimizing the amount of paving;
 - (C) removing only as many trees as are required to achieve development;
 - (D) where appropriate, transplanting vegetation.
- (iii) Spatially arranging buildings backing onto the floodway area to prevent the appearance of a wall of development when viewed from public areas within the floodway park area.

(d) Development Permits

Development Permits are not required for individual residential units.

Site 2 7.61 ha± (18.80 ac±)

1. Land Use

The Permitted and Discretionary Uses of the RM-6 Residential High Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively.

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-6 Residential High Density Multi-Dwelling District shall apply unless otherwise noted.

(a) Density

A maximum of 75 units per hectare (30 units per acre).

(b) Building Colour and Finishes

The exterior finishes and colours shall be complementary to the natural setting of the area and to the remainder of the development.

(c) Design Guidelines

Prior to or concurrent with the submission of a plan of subdivision, design guidelines shall be submitted to the satisfaction of the Development Authority, which shall address the coordination and integration of the following site planning objectives:

- (i) The clustering of development on disturbed areas to protect the environmentally significant areas. Approximately 65 percent of the site shall be left as undisturbed natural open space in substantially contiguous areas;
 - (ii) The minimization of development and construction impacts on native vegetation and other undeveloped portions of land by:
 - (A) maximizing natural areas between development;
 - (B) minimizing the amount of paving;
 - (C) removing only as many trees as are required to achieve development;
 - (D) where appropriate, transplanting vegetation;
 - (iii) Spatially arranging buildings backing onto the floodway area to prevent the appearance of a wall of development when viewed from public areas within the floodway park area.
- (d) Height
- A maximum of 8 storeys not exceeding 24 metres at any eaveline.
- (e) Escarpment Line
- No buildings downslope of the escarpment to project above the level of the top of the escarpment as determined by the Development Authority. Detailed cross-sections shall be provided at the development permit stage to demonstrate conformity with this provision.
- (f) Development Plans
- Approval of this application does not constitute 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.

Site 3 0.97 ha± (2.40 ac±)

1. Land Use

The Permitted and Discretionary Uses of the C-1A Local Commercial District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively, including the provision of residents' association and community association facilities.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the C-1A Local Commercial District contained in Section 35 of Bylaw 2P80 shall apply unless otherwise noted.

(a) Concept Plan

In conjunction with the submission of the first development permit on the site, a comprehensive concept plan shall be submitted which addresses massing, architectural treatments, vehicular access, landscaping, pedestrian connections, and

amenity space, all to the satisfaction of the Development Authority. The concept plan shall be reviewed and updated in conjunction with any subsequent development permit submissions.

(b) Building Design

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

(c) Building Size

The commercial, local retail and office building shall be within a range of approximately 1,858-3,716 square metres+/- (20,000-40,000 square feet). The building footprint shall not exceed 1,858 square metres+/- (20,000 square feet+/-).

(d) Community/Residents' Association Facility

A Community/Residents' Association Facility shall form part of the initial development permit application. The size of this facility shall be in the order of 186 to 279 square metres (2,000-3,000 square feet) and shall include, but not be limited to, meeting rooms, kitchen area and washrooms.

The size of and the floor plan for the facility and the terms of an agreement to be entered into between the owner of the site and The City of Calgary and/or a Community/Residents' Association to allow The City and/or the Community/Residents' Association to use and occupy the facility shall be to the satisfaction of the General Manager of Parks Development and Operations and the City Solicitor and General Counsel.

(e) 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.