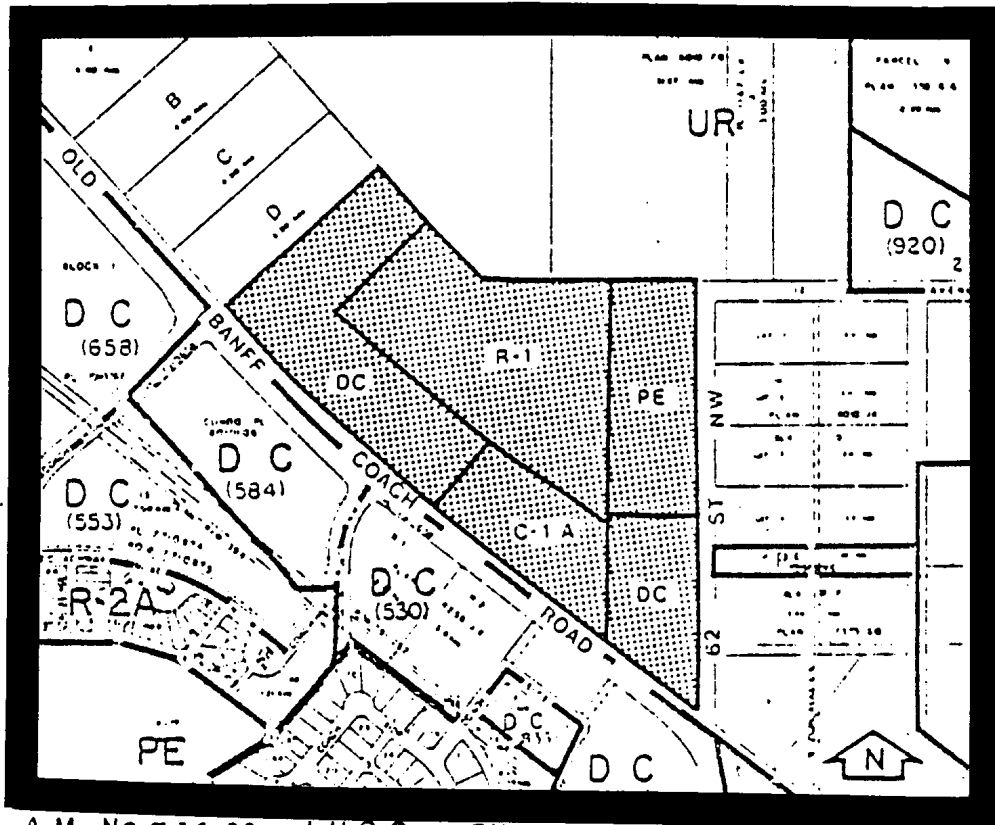


Amendment No. 16-80
Bylaw No. 80Z80
Council Approval: 21 July 1980

SCHEDULE B



A.M. No. - 16-80 L.U.C.G. or BY-LAW No. 80Z80

Land Uses: (both sites)

The Land Use shall be that permitted under RM-4 of the Land Use By-law.

Development Guidelines

RM-4 development guidelines shall apply unless otherwise noted below.

Density

1. A maximum of 76 units per hectare. (31 units per acre).

Height

2. A maximum of 3 storeys not exceeding 9 meters at any eaveline, excepting the north west multi-family site which slopes to the northeast where development shall not exceed an average of 9 meters to the eaves throughout.

Urban Form

3. The principle of clustering shall be utilized by the developer so as to create small groupings of buildings around a central access point.

Landscaping

4. In addition to that contained within the Land Use By-law, landscaping for the subject sites shall conform to the landscaping guidelines under preparation for the Old Banff Coach Road, within the City limits.

Access

5. Access to the northwest multiple family site shall be restricted to the road on the western edge of the said site.

E. Acreage Assessment

Recommend that City Council instruct the Planning Department to negotiate an acreage assessment with approval of the developers of Cell "C" of Strathcona Heights for the purpose of establishing a Reserve Fund for the construction of a Community Association Hall and associated sports facilities, and further:

- a) the acreage assessment be sufficient to afford a reasonable size facility with sports amenities.
- b) the fund be turned over to the Future Community Association after they have been duly registered with the Registrar of Societies upon election of a representative executive.
- c) the Reserve Fund may be used for capital purposes only.
- d) the Community Association consult with the developers regarding the design of the facility.