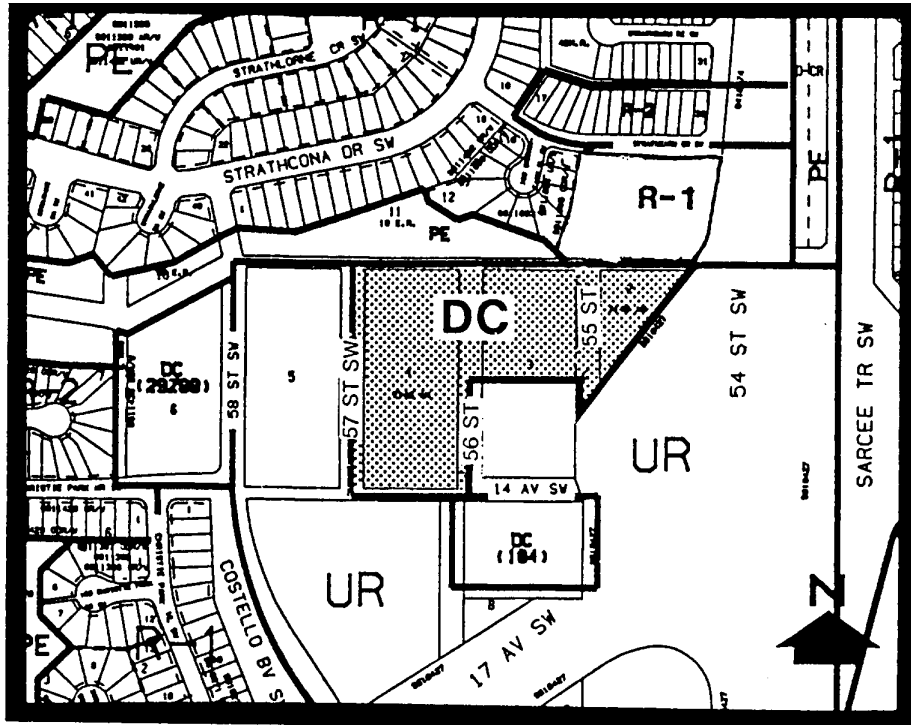


**Amendment No. 90/071  
Bylaw No. 31Z91  
Council Approval: 13 May 1991**

**SCHEDULE B**



1. Land Use

The land use shall be a comprehensively designed residential project comprised of townhouses and semi-detached dwellings.

2. Development Guidelines

The general rules for residential districts contained in Section 20 of By-law 2P80 and the permitted use and discretionary use rules of the RM-1 Residential Low Density Multi-Dwelling District shall apply unless otherwise noted below.

a. Density

Maximum density shall be 8.7 units/per acre to the satisfaction of the Approving Authorities.

b. Height

Maximum building height shall be one and one-half stories on the front elevation and two stories on the rear elevation where the design is slope-adaptive.

c. Parking

A minimum 200 per cent parking shall be provided.

d. Ravine Conservation

The ravine shall be retained in a natural state and development shall be setback from the top-of-the-bank of the ravine to the satisfaction of the Approving Authorities.

e. Slope-Adaptive Development

- i) Residential development on the site shall be slope-adaptive and respect the topography of the site to the satisfaction of the Approving Authorities;
- ii) A grading plan for the site showing its relationship to the adjacent properties shall be submitted to the satisfaction of the Approving Authorities at the time of application for a development permit.

f. Pedestrian Circulation

A public access easement shall be registered on the site to the satisfaction of the Approving Authorities to provide for pedestrian circulation between the future transit facilities along 17 Avenue S.W. to the south and the residential areas to the north.

g. Consolidation of the Site Under a Single Title

The closed thoroughfares and parcels of land comprising the site shall be registered under one title.

h. Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to the Approving Authorities as part of a development permit application. In considering such an application, the Approving Authorities shall ensure the building and site layout conform substantially with the plans and renderings submitted to City Council during their consideration of By-law 31Z91.

i. Development Permit

The Development Permit Application be submitted to the Calgary Planning Commission for consideration.