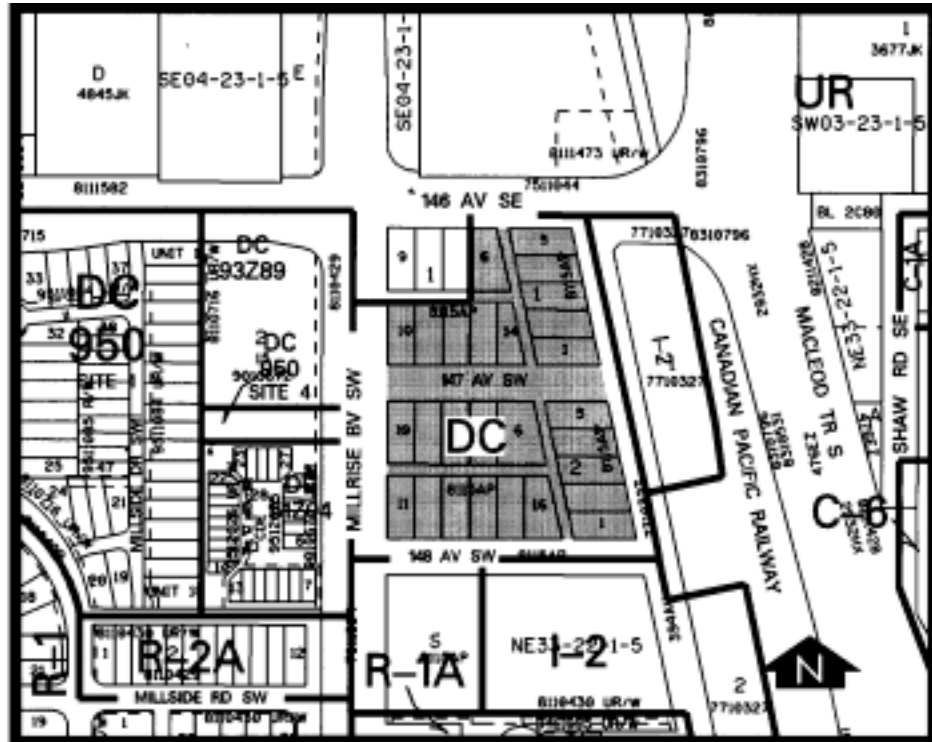


**Amendment No. 98/039**  
**Bylaw No. 118Z98**  
**Council Approval: 05 October 1998**

**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

1. Land Use

The Discretionary Use shall be for a comprehensively designed multi-dwelling development and home occupations class one only.

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

The maximum number of dwelling units shall be 185.

b) Building Height

The maximum building height shall be 4 storeys.

c) Access Limitation

No direct vehicular access will be permitted to or from 146 Avenue SW.

d) Parking

A minimum of 239 parking stalls in underground parkade structures shall be provided in the project. The proposed ramp grades to the underground parking areas shall not exceed 10%. A minimum of 28 surface visitor parking stalls shall be provided in the project.

e) Noise Attenuation

Prior to approval of development permit and subsequent to finalizing lot and building grades, a noise analysis is to be submitted to and approved by the Transportation Department for the residential development adjacent to 146 Avenue, Millrise Boulevard SW and the CPR rail line.

f) Site Grading and Landscaping

A detailed landscape plan showing all site surface finishes, berms, retaining walls, curbs, and detailed grading of the site, details of plant material, their species, numbers and sizes shall be submitted as an integral part of a development permit application.

g) Fencing

Between the kennel and the residential development, the developer to erect a 2.0 m solid residential fence to provide separation between the two uses and screening from the dogs.

h) Playground

Any playground within the residential development shall be located in the central open space only.

i) Development Plans

Approval of this application does not constitute an approval of a development permit. Comprehensive Plans shall be submitted to the Calgary Planning Commission as part of a development permit application. In considering such application, the Calgary Planning Commission shall ensure that the building plans and site layout, landscaping and grading conform substantially with the plans and rendering submitted to City Council during their consideration of this bylaw.