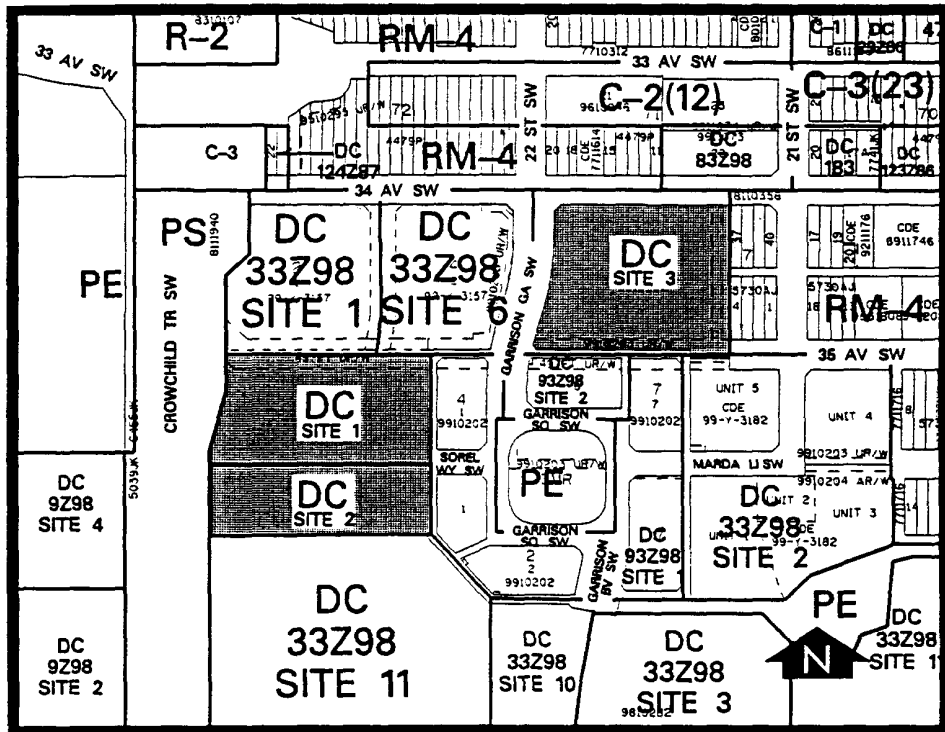


Amendment No. 99/038
Bylaw No. 110Z99
Council Approval: 04 October 1999

SCHEDULE B



SITE 1

1. Land Use

The Permitted and Discretionary Uses of the RM-5 Residential Medium Density Multi-Dwelling District shall be the Permitted and Discretionary uses respectively.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of By-law 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

A maximum of 174 units per hectare.

(b) Building Height

A maximum of four storeys not exceeding 12 metres at any eaveline, except a maximum of 9 metres to the eaveline for portions of the building within 8 metres of the east property line.

(c) Front Yard

Any yard adjacent to a public street (except for Crowchild Trail SW), a public park or a public access easement shall be considered a front yard.

(d) Building Orientation and Design

- (i) All buildings shall be oriented to the front yard;
- (ii) All buildings adjacent to the front yard shall incorporate a high degree of visual interest through the provision of such design features as building or unit entries, porches, balconies, bay windows, roof dormers, and pitched roofs.

(e) Public Access Easement

All public access easements shall be landscaped and shall incorporate a pedestrian walkway to the satisfaction of the Development Authority.

(f) Parking and Vehicular Access

No parking shall be allowed in a front yard or within 3.0 metres of a public street (except for Crowchild Trail SW), a public park or public access easement.

(g) Landscaping

- (i) A landscaping plan shall provide an inventory of existing trees on the site and show the trees to be retained, removed or relocated, and the new trees to be planted, all to the satisfaction of the Development Authority.
- (ii) Landscaping shall be provided to visually screen parking areas from the public street.

(h) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall subsequently be submitted as part of a development permit application.

SITE 2

1. Land Use

The Permitted and Discretionary Uses of the RM-4 Residential Medium Density Multi-Dwelling District shall be the Permitted and Discretionary uses respectively.

2. Development Guidelines

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

(a) Front Yard

Any yard adjacent to a public street (except for Crowchild Trail SW), a public park or a public access easement shall be considered a front yard.

(b) Building Orientation and Design

(i) All buildings shall be oriented to the front yard;

(ii) All buildings adjacent to the front yard shall incorporate a high degree of visual interest through the provision of such design features as building or unit entries, porches, balconies, bay windows, roof dormers, and pitched roofs.

(c) Public Access Easement

All public access easements shall be landscaped and shall incorporate a pedestrian walkway to the satisfaction of the Development Authority.

(d) Parking and Vehicular Access

No parking shall be allowed in a front yard or within 3.0 metres of a public street (except for Crowchild Trail SW), a public park or public access easement.

(e) Landscaping

(i) A landscaping plan shall provide an inventory of existing trees on the site and show the trees to be retained, removed or relocated, and the new trees to be planted, all to the satisfaction of the Development Authority.

(ii) Landscaping shall be provided to visually screen parking areas from the public street.

(f) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall subsequently be submitted as part of a development permit application.

SITE 3

1. Land Use

The Permitted and Discretionary Uses of the RM-4 Residential Medium Density Multi-Dwelling District shall be the Permitted and Discretionary uses respectively with the additional uses of restaurants, financial institutions, medical clinics, offices, personal service businesses, retail stores, and grocery stores, all as accessory uses within the residential buildings.

2. Development Guidelines

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

(a) Front Yard

Any yard adjacent to a public street (except for Crowchild Trail SW), a public park or a public access easement shall be considered a front yard.

(b) Building Orientation and Design

- (i) All buildings shall be oriented to the front yard;
- (iii) All buildings adjacent to the front yard shall incorporate a high degree of visual interest through the provision of such design features as building or unit entries, porches, balconies, bay windows, roof dormers, and pitched roofs.

(c) Parking and Vehicular Access

No parking shall be allowed in a front yard or within 3.0 metres of a public street, a public park or public access easement.

(d) Landscaping

- (i) A landscaping plan shall provide an inventory of existing trees on the site and show the trees to be retained, removed or relocated, and the new trees to be planted, all to the satisfaction of the Development Authority.
- (ii) Landscaping shall be provided to visually screen parking areas from the public street.

(e) Accessory Commercial Development

- (i) Accessory commercial uses shall only be allowed within buildings containing residential units and fronting onto the abutting north-south primary collector roadway and where the commercial use is located on the first or the first and second storeys of a building;
- (ii) The total gross floor area of commercial uses shall not exceed 1,500 square metres;
- (iii) Commercial uses shall have a separate entry from the residential component of the building;
- (iv) Where commercial uses are included within a building, the maximum number of residential units allowed for the site shall be reduced by one unit for every 100 square metres or fraction thereof of commercial gross floor area provided;
- (v) The maximum net floor area of a restaurant, excluding the kitchen area, shall be 75 square metres;
- (vi) Commercial signage shall be of a size, height, design, and appearance that is compatible with the residential character of the area.
- (vii) The maximum net floor area of a grocery store shall be 278 square metres.

(f) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall subsequently be submitted as part of a development permit application.