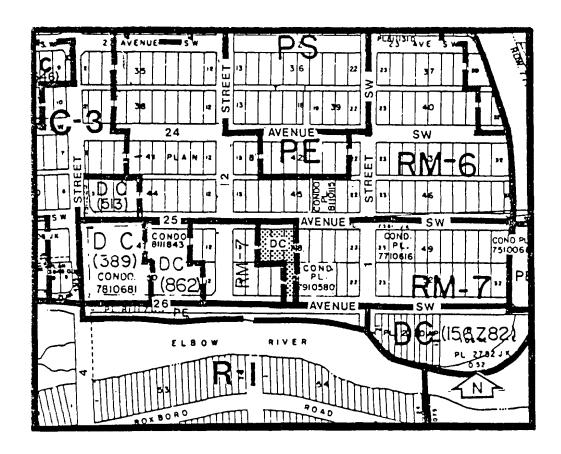
# Amendment No. 82/195 Bylaw No. 6Z83

**Council Approval: 17 January 1983** 

# **SCHEDULE B**



### 1. Land Use

The land use shall be for a high density apartment development.

# 2. <u>Development Guidelines</u>

The General Rules for Residential Districts contained in Section 20 of By-law 2P80 and the Permitted and Discretionary Use Rules of the Rules of the Residential High Density Multi-Dwelling District (RM-7) shall apply unless otherwise noted below.

#### a. <u>Density</u>

Maximum density shall be in the order of 83 units.

#### b. Height

Maximum building height shall be in the order of 130 feet.

#### c. Yards

The following minimum yard measurements shall apply: The building shall be set back a minimum of 130' from the south property line and 31' from the east property line.

#### d. Landscaping

- Landscaping shall cover a minimum of 54% of the site area, plus any adjoining boulevards. A detailed landscaping plan, indicating existing vegetation, shall be submitted to and apoproved by the Development Officer prior to the approval of a Development Permit.
- ° Lot 17, Block 51, Plan B1 Mission

Said lot has been utilized in determining the density for the total project and accordingly the lot shall remain as a landscaped park area giving pedestrian access from the actual building to 25th Avenue S.W. and shall be caveated to that effect.

#### e. Parking

A minimum of 115% off-street parking shall be provided.

#### f. Access

No direct vehicular access or egress shall be permitted to 26th Avenue S.W.

# g. Public Access

A public access easement shall be permanently registered on Lots 15 and 17, Block 48, Lot 17 on Block 51, Plan B-1 to provide continuous public access from 25th and 26th Avenues S.W.

#### h. Floodplain Guideline

Any new development shall conform with the City of Calgary Floodplain Guidelines, to the satisfaction of the Approving Authority.

#### i. <u>Development Plans</u>

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.