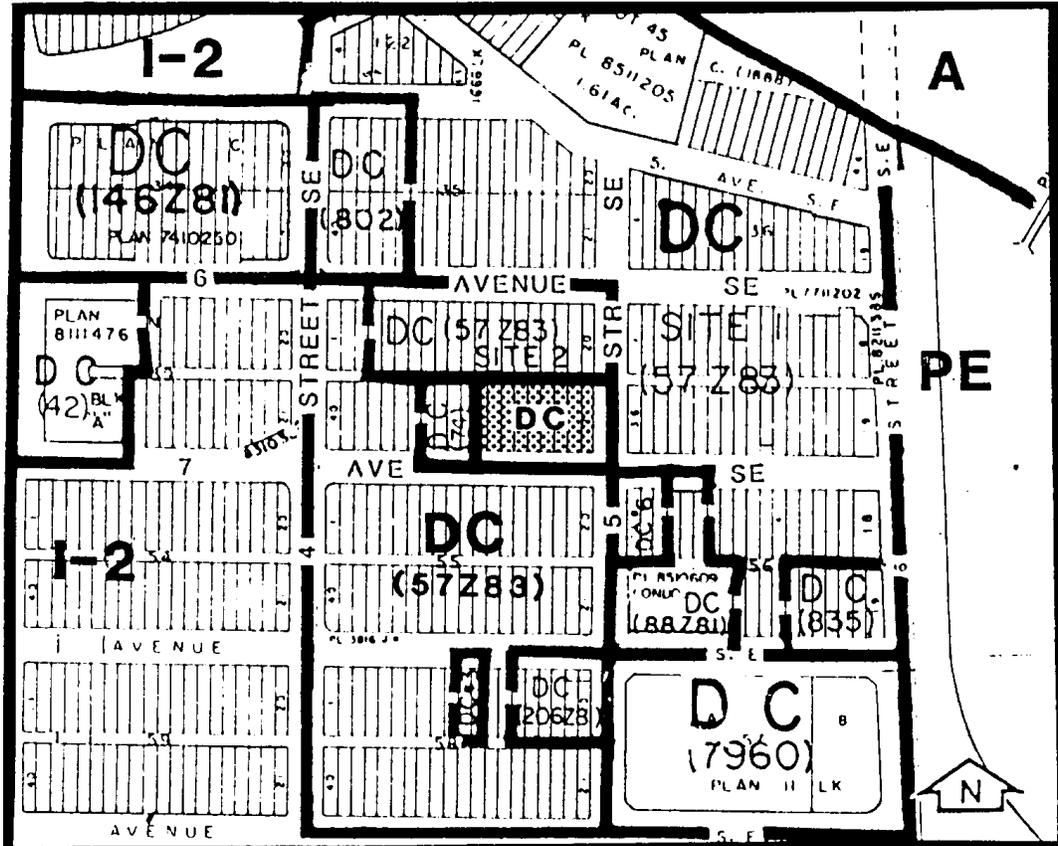


Amendment No. 87/050
Bylaw No. 88Z87
Council Approval: 20 July 1987

SCHEDULE B



1. Land Use

The permitted uses of the RM-7 District shall be permitted uses, and the discretionary uses of the RM-7 District shall be discretionary uses (526-538 - 7 Avenue S.E. only (even numbers only)). Private clubs in buildings existing on the date of City Council hearing this land use amendment shall be discretionary uses with some renovation additions possible. In addition, surface parking and signage may also be temporary discretionary uses.

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-7 (Residential High Density Multi-Dwelling District) contained in Section 32 of By-law 2P80 shall apply unless otherwise noted below.

a) Built Form

- The building edge should help to create a comfortable pedestrian environment in terms of scale, orientation, visibility and protection from adverse weather.
- All horizontal surfaces overlooked by any portion of the building should be treated as visual amenity.
- The building height shall exhibit some flexibility to address environmental considerations. The impact of buildings on one another in terms of wind, shadowing, overview and so on should also be minimized. The penetration of sunlight to neighbourhood streets as well as the public open space of Fort Calgary should be fostered.

The following requirement is established for development adjacent to or affecting the Riverbank:

- an area at least 20 metres wide throughout, immediately south of the Bow River, must not be overshadowed by development between 9:00 a.m. and 3:00 p.m. (MST) from March 21 to September 21.

b) Landscaped Open Space and Yards

Useful consolidations of open space shall be encouraged through sensitive site treatment with respect to landscaping, building height, building placement and yards. Based on this objective, landscaping shall cover in the order of 40 percent of the net site area. However, where environmental considerations warrant lower building heights, flexibility may be exercised with respect to massing, the amount of open space at-grade and the size of front, rear and side yards.

c) Commercial

- i) Commercial uses may be allowed on any site regardless of the abutting road designation.
- ii) Commercial uses shall be limited to no more than two storeys and shall not exceed a maximum of 10 percent of the gross floor area of the building.
- iii) Notwithstanding Section 32(3)(a), (b) and (c) of By-law 2P80, yards may be reduced to zero for the commercial component of a building.

d) Project-Related Parking Requirements

Notwithstanding requirements of Section 18 of By-law 2P80.

- i) 0.5 to 1.0 off-street parking stall per unit shall be provided as determined by the Approving Authority,
- ii) one off-street parking stall shall be provided for every 139 square metres of commercial net floor area.

e) Floodplain

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

f) Temporary Surface Parking Areas

As an interim use, the temporary surface parking area shall be designed and developed in conformity with the relevant Council policies and standards to the satisfaction of the Approving Authority, with particular attention to the quality of landscaping and fencing in proximity to existing and potential residential uses.

g) Signage

Any signage on the subject site shall conform with the Sign Appendix (Section 59 of By-law 2P80), with the Approving Authority considering the appropriateness of the signage relative to existing and future uses in this area.

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.