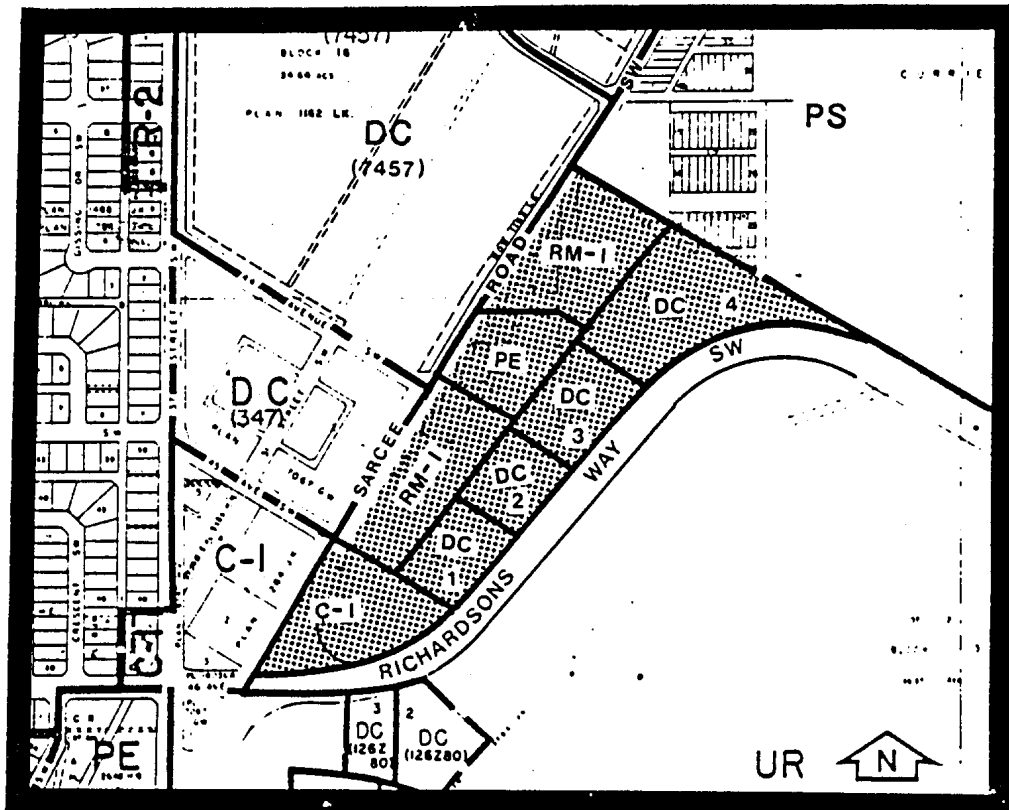


Amendment No. 80-94
Bylaw No. 22Z82
Council Approval: 15 February 1982

SCHEDULE B



A.M. No. 94-80 L.U.C.G. or BY-LAW No. 22Z82

1. Land Use

The land use shall be for comprehensive multi-dwelling residential development on each of the DC sites shown.

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) Density
- | | | |
|------------------------------|---|-----------|
| Site 1 (0.48 ha.±, 1.01 ac±) | - | 39 u.p.a. |
| Site 2 (0.70 ha±, 1.74 ac±) | - | 46 u.p.a. |
| Site 3 (0.70 ha.±, 1.74 ac±) | - | 40 u.p.a. |
| Site 4 (1.43 ha±, 3.54 ac±) | - | 31 u.p.a. |

b) Access

No direct vehicular access or egress shall be permitted from or to Richardson Way S.W. or Sarcee Road S.W..

c) 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.

(Site 1 - 1.76 ha.±, and Site 2 - 0.71 ha.±)

Land Uses

The Land Uses shall be those contained within the RM-4 District of the Land Use Bylaw. Site 2 only may contain one convenience food store of up to 186 square metres located on the ground floor of one of the residential buildings.

Development Guidelines

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

Height

Maximum building height shall be 6 storeys not exceeding 16 metres at any eaveline for buildings containing a total of no more than 50% of the units on the site, a maximum of 4 storeys not exceeding 12 metres at any eaveline for the remainder.

Parking

75% of the parking provided shall be structured or covered.

(Site 3 - 0.47 ha.±)

Land Uses

The land use shall be for a senior citizens apartment building only.

Development Guidelines

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

Height

Maximum building height shall be 10 storeys not exceeding 35 metres at any eaveline.

Amenity Area

A minimum of 2.5 square metres of amenity space per unit shall be provided.