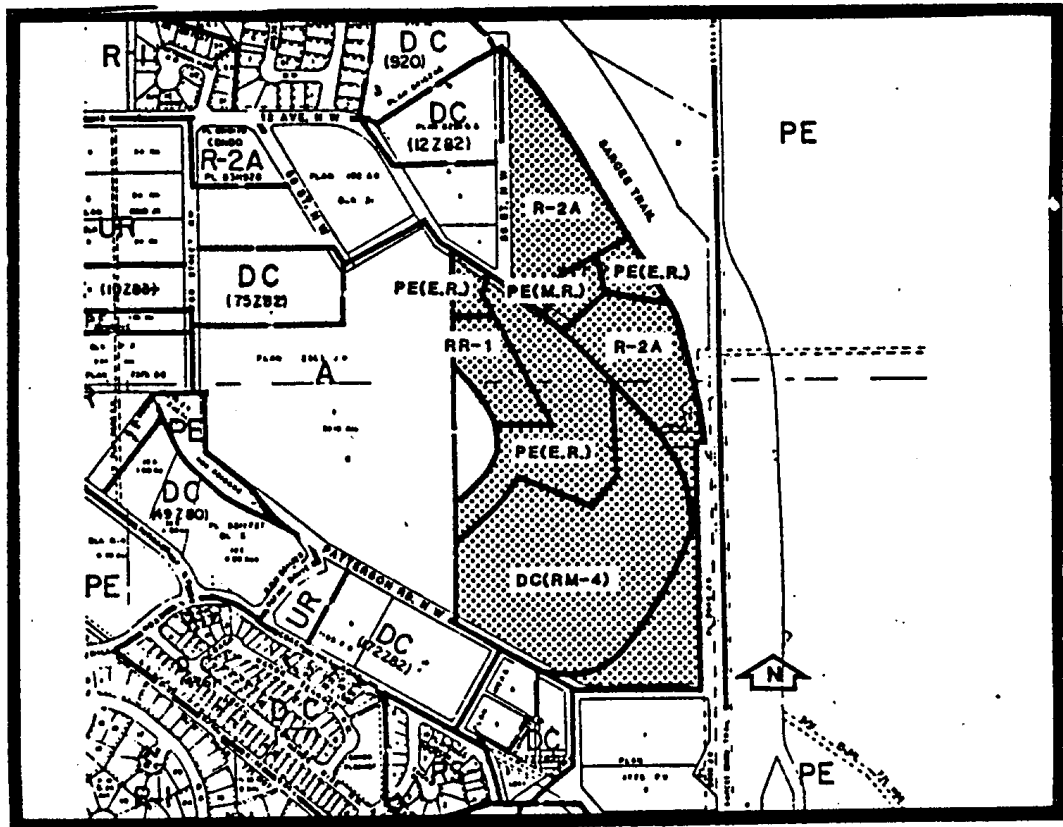


Amendment No. 84/016
Bylaw No. 68Z84
Council Approval: 10 September 1984

SCHEDULE B



1. LAND USE

Uses shall be those contained within Section 29 of By-law 2P80, RM-4 Residential Medium Density Multi-Dwelling District.

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 District shall apply unless otherwise noted below.

a) Density

Maximum density shall be 37 units per hectare (15 units per acre).

b) Density Distribution

Ideally, at the discretion of the Approving Authority, the density shall be distributed such that no more than 30% of the total number of dwelling units are built west of the ± 1166 m (± 3825 ft.) contour line.

c) Height

Generally, a maximum of three storeys not exceeding 9 metres at any eaveline. At the discretion of the Approving Authority height limitations throughout the development site may vary in recognition of view lines both in prospect and aspect, and site topography.

d) Site Planning

It is imperative that development within this site be of a slope-adaptive nature. Building form must respect and conform to the slope of the land, causing minimal disruption to the natural contours of the site.

Particular emphasis in site layout and building design shall be given to maximizing view potential both in prospect and aspect and solar exposure.

Buildings throughout the development area are to be designed with high regard to architectural coordination between buildings on within the site, and development adjacent to the site.

e) Parking and Vehicular Access

Access and egress shall be determined at the time of application for a development permit, to the satisfaction of the Approving Authority.

The vehicular circulation system should be aligned to parallel site contours as much as possible and continuous linkages across the site should be avoided.

Parking areas should be made visually discontinuous through the use of berms, planters, natural vegetation, terraces and the like, to the satisfaction of the Approving Authority.

f) Landscaping and Open Space

A detailed landscape plan shall be submitted to the Approving Authority for approval as part of any development permit application.

A minimum of 50% of the site area, plus all adjoining City boulevards shall be landscaped area.

Landscaped berms shall be provided adjacent to boundary roads as part of the landscape area, at the discretion of the Approving Authority.

A significant portion of the landscaped area shall be provided as a centralized open space with strong pedestrian linkages to the adjacent environmental reserve.

Fences around major development parcels should be discouraged.

g) Development Plans

It is recognized that the site may be developed in stages and/or may ultimately be subdivided into smaller parcels.

Prior to approval of a Development Permit for any part of this site the applicant shall submit for approval of Calgary Planning Commission, an overall concept plan showing how the site will be developed. Such plan shall be updated and approved by C.P.C. with each subsequent development permit application.

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.