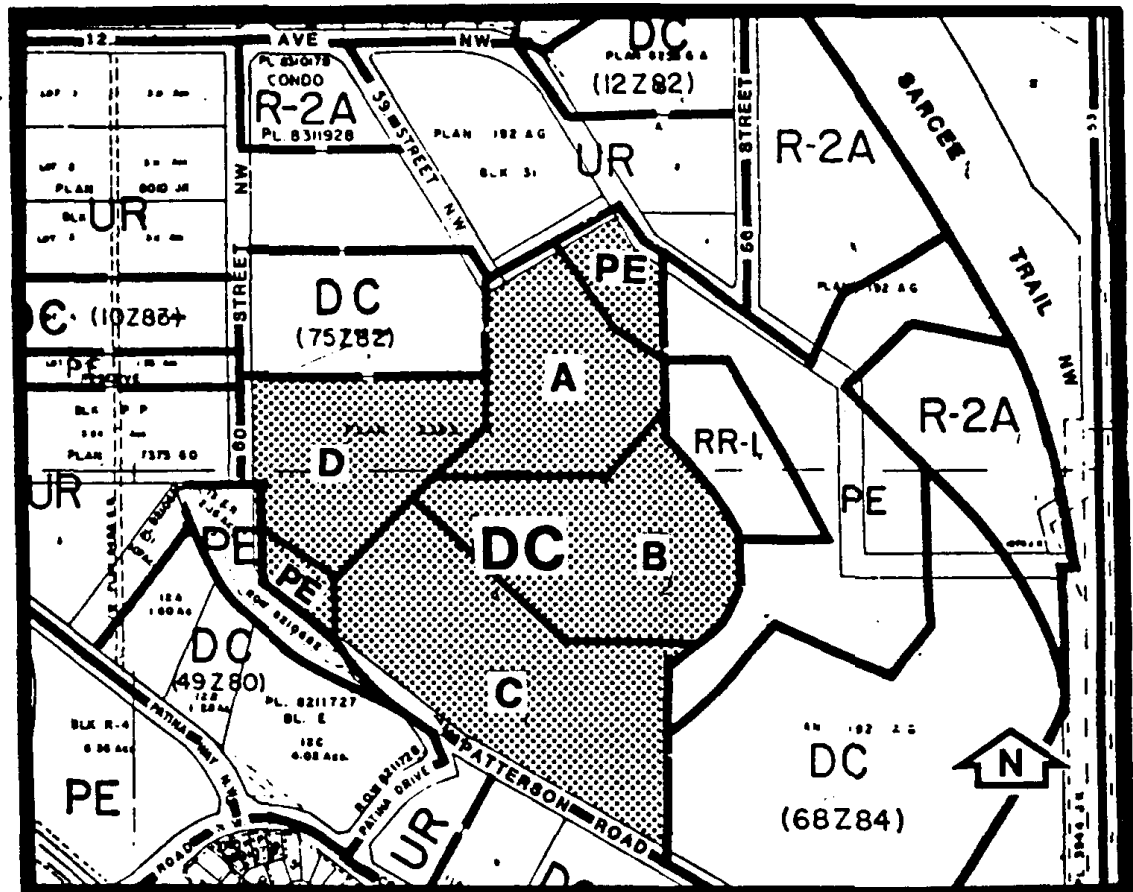


Amendment No. 84/055
Bylaw No. 72Z86
Council Approval: 16 June 1986

SCHEDULE B



Site A (1.97 ha ± /4.87 ac. ±)

1. Land Use

The land use shall be a comprehensively designed residential development to permit a variety of housing types.

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) shall apply unless otherwise noted below.

a. Density

Maximum density shall be 20 u.p.a.

b. Height

Generally, a maximum of 3 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 and site topography.

c. 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.

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

d. Parking and Vehicular Access

Access and egress shall be to the southerly cul-de-sac and/or the collector roadway on the south boundary of the site only.

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.

e. 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.

Site B (2.79 ha ± /6.89 ac. ±)

1. Land Use

The land use shall be a radio and television broadcasting facility.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of By-law 2P80 and the Permitted and Discretionary Use Rules of the C-2 (12) (General Commercial Districts) shall apply unless otherwise noted below.

a. Site Planning

Particular emphasis in site layout shall be given to maximizing view potential both in prospect and aspect and no portion of the building will be located below the 3915 foot contour (City datum). At the discretion of the approving authority the contour limit may vary based upon a specific development proposal.

Site C (3.57 ha ± /8.84 ac. ±)

1. Land Use

The land use shall be a comprehensively designed residential development to permit a variety of housing types.

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) shall apply unless otherwise noted below.

a. Density

Maximum density shall be 20 u.p.a.

b. Height

Generally, a maximum of 3 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.

c. 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.

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

d. 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.

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.

e. 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 on the sloped land.

f. 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 the 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.

Site D (2.21 ha ± /5.47 ac. ±)

1. Land Use

The land use shall be a comprehensively designed residential development to permit a variety of housing types.

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

Maximum density shall be 12 u.p.a.

b. Vehicular Access

Access and egress shall be to the northerly cul-de-sac only.