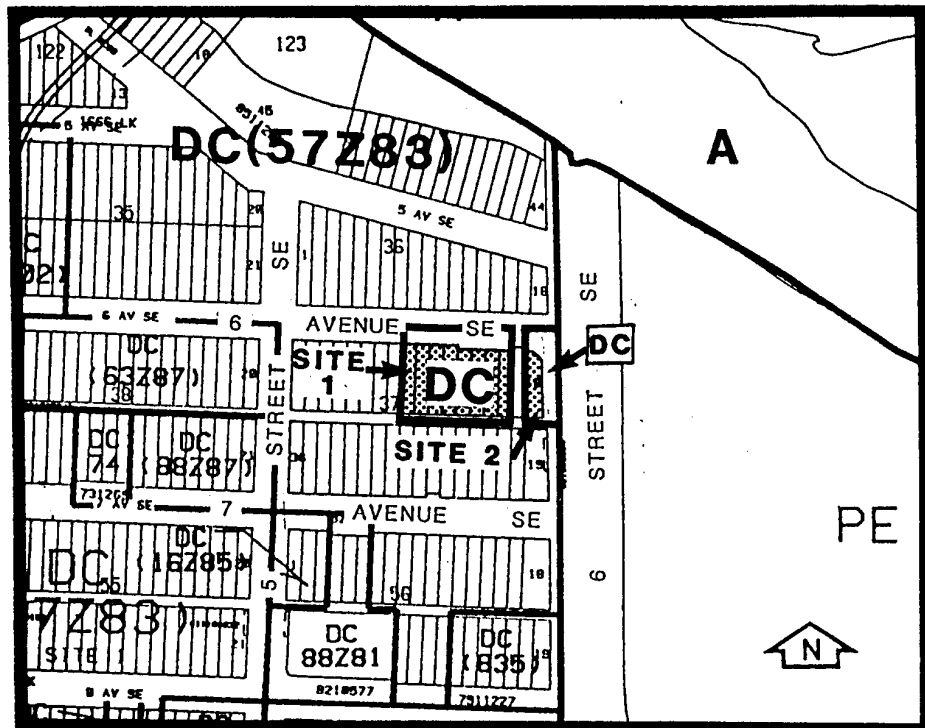


Amendment No. 89/084
Bylaw No. 110Z89
Council Approval: 11 December 1989

SCHEDULE B



1. Land Use
 - a) Site 1 (0.24 ha.±/0.59 ac.):

The land use shall be those permitted and discretionary uses contained in Section 32 of By-law 2P80 (RM-7: Residential High Density Multi-Dwelling District). In addition, the discretionary uses of athletic and recreational facilities, commercial schools, personal service businesses and retail stores may be allowed in the buildings existing on the site at the date of passage of this by-law.
 - b) Site 2 (0.03 ha.±, 0.08 ac.): The land use shall be those permitted and discretionary uses contained in Section 32 of By-law 2P80 (RM-7: Residential High Density Multi-Dwelling District). The discretionary use of temporary surface parking may be allowed.
2. Development Guidelines (Sites 1 and 2)

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 overviewed by any portion of the building should be treated as a visual amenity.
- The building height shall exhibit some flexibility to address environmental considerations. The impacts 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, except in buildings existing as of the date of passage of the by-law, 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) In new development, notwithstanding Section 32(3)(a), (b) and (c) of By-law 2P80, yards may be reduced to zero for the commercial component of a buildings.

d) Parking

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

- i) 0.5 to 1.0 off-street parking stall per units 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.

iii) Surface Parking (Site 2 only):

As an interim use, the temporary surface parking area shall be designed and developed:

- in conformity with the relevant Council policies, with particular attention to the quality of landscaping and fencing in proximity to existing and potential residential uses;
- with the existing retaining wall left in place, at the existing height, with the reinforcing bars cut off to the level of the retaining wall;
- at a grade level with the existing sidewalks;
- other design measures to be finalized in the Development Permit to ensure that the use of the lot for vehicular parking does not have a negative impact on the adjacent resident.

e) Floodplain Guideline

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