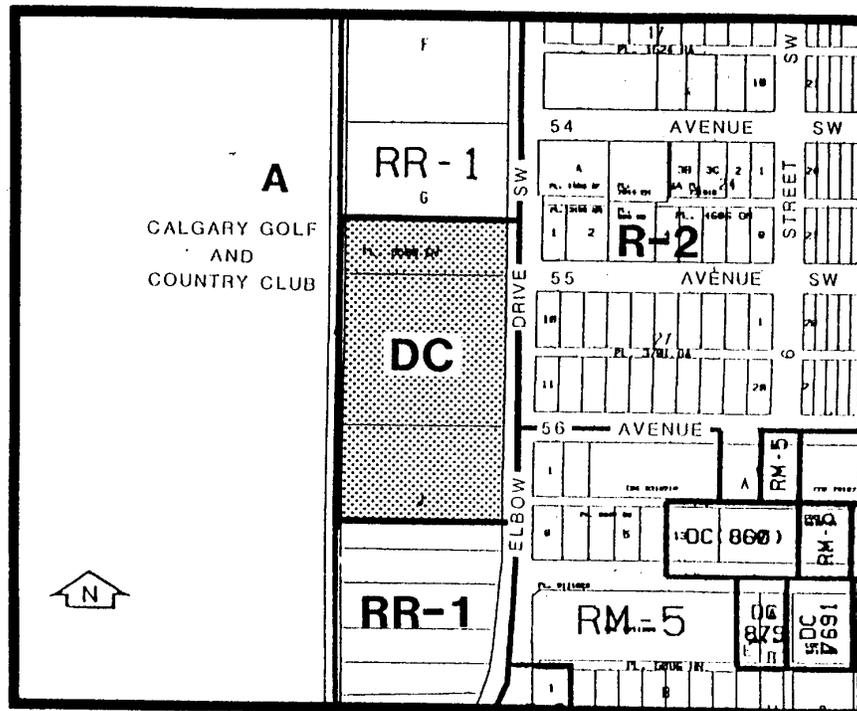


Amendment No. 88/117
Bylaw No. 14Z89
Council Approval: 10 April 1989

SCHEDULE B



1. Land Use

The land uses shall be the Permitted Uses of the R-1 District with the additional uses of semi-detached and triplex dwellings all to a maximum of 30 dwelling units, in a comprehensive residential development.

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 R-1 District shall apply unless otherwise noted below.

a) Density

The maximum number of dwelling units shall be 30.

b) Height

The maximum building height shall be 10 metres.

c) Landscaping

A minimum of 45 percent of the site plus all adjoining City boulevards shall be landscaped. A detailed site plan indicating an inventory of all trees and vegetation existing at the date of application for this by-law shall be submitted to the Approving Authority for approval as part of a development permit application.

d) Access

Access and egress shall be aligned with 55 Avenue S.W. with design details to the satisfaction of the Approving Authority.

e) 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 Authority as part of a development permit application. In considering such an application, the Approving Authority shall ensure the site layout substantially conforms to the plans, renderings and other visual material submitted as part of this application.

3. Traffic Signals

A traffic signal shall be installed solely at the developer's expense to be vehicle activated with priority from the lights to the south at 58th Avenue and Elbow Drive, with consideration for the traffic from this development at 55th Avenue. Timing of installation of this light to be determined by the Administration in conjunction with the Ward Alderman and the Windsor Park Community, keeping in mind safety concerns of the residents of the development.