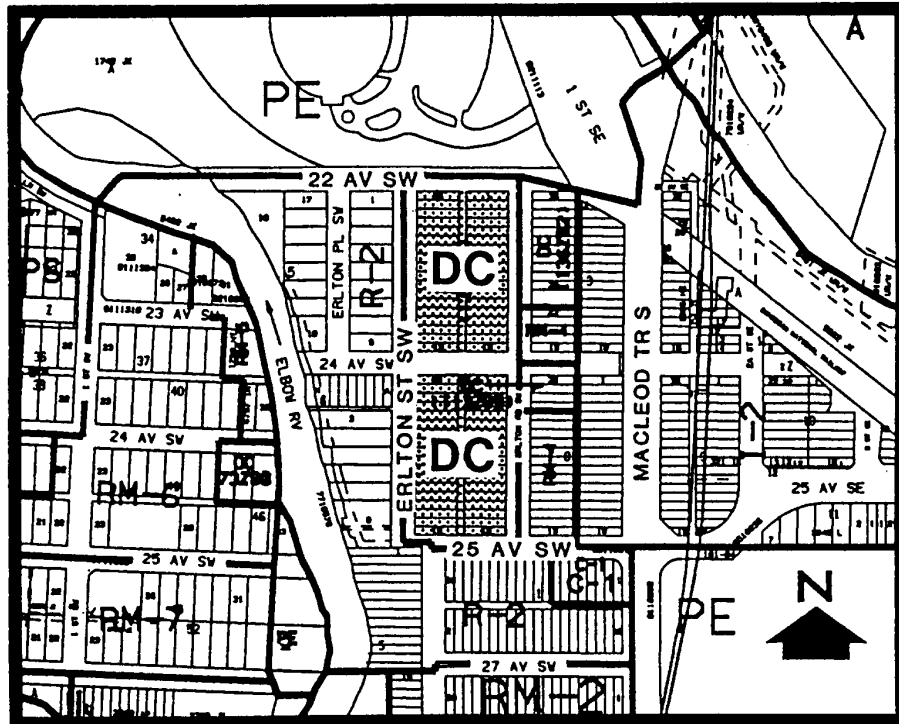


**Amendment No. 90/094**  
**Bylaw No. 15Z91**  
**Council Approval: 13 May 1991**

**SCHEDULE B**



1. Land Use

The land use shall be for a two block, comprehensively designed, multi-family development comprised of stacked townhouse and apartment units only.

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-7 Residential High Density Multi-Dwelling District shall apply unless otherwise noted below:

a. Density

Maximum density shall be 92.5 u.p.a. on the southerly block and 124.5 u.p.a. on the northerly block to a maximum of 584 units overall.

b. Height

Maximum building heights shall range from 3 storeys to 20 storeys on the southerly block, and from 3 to 25 storeys on the northerly block (excluding mechanical penthouse).

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. In considering such an application, the Approving Authorities shall ensure the building appearance, site layout and density conform substantially to the plans and renderings submitted to City Council during their consideration of By-law 15Z91.

d. Floodplain Requirements

Any new development shall conform with the City of Calgary Floodplain Requirements for this site, as well as the following requirement, all to the satisfaction of the Approving Authority.

- The roadway along 22, 24 and 25 Avenues shall be kept clear of parked vehicles at all times.
- No living accommodation be constructed below the ground floor.

In addition the following requirements of Alberta Environment shall apply:

- Construction of electrical/mechanical and ground floor elevations be constructed 0.50 metres above the 1:100 year water level. This would include distribution components such as electrical transformers and gas compressor stations.
- Overbank flow areas passing flow into 22, 24 and 25 Avenues should be kept clear of obstructions such as trees, gates, fences, and buildings.

e. Special Off Site Access Provisions

The developer shall make cost sharing arrangements with the City and to the satisfaction of the Director of Transportation for its share of the cost of:

1. the upgrading of the traffic signals at Macleod Trail and 25 Avenue South;
2. the installation of the traffic signals at 25 Avenue S.W. and Erlton Road; and
3. the construction of a pedestrian bridge from the Erlton LRT Station westwards to the west side of the ultimate Macleod Trail.

f. Parking

That the parking requirements be increased to a minimum of 1.25 parking stalls per unit overall (730 parking stalls).