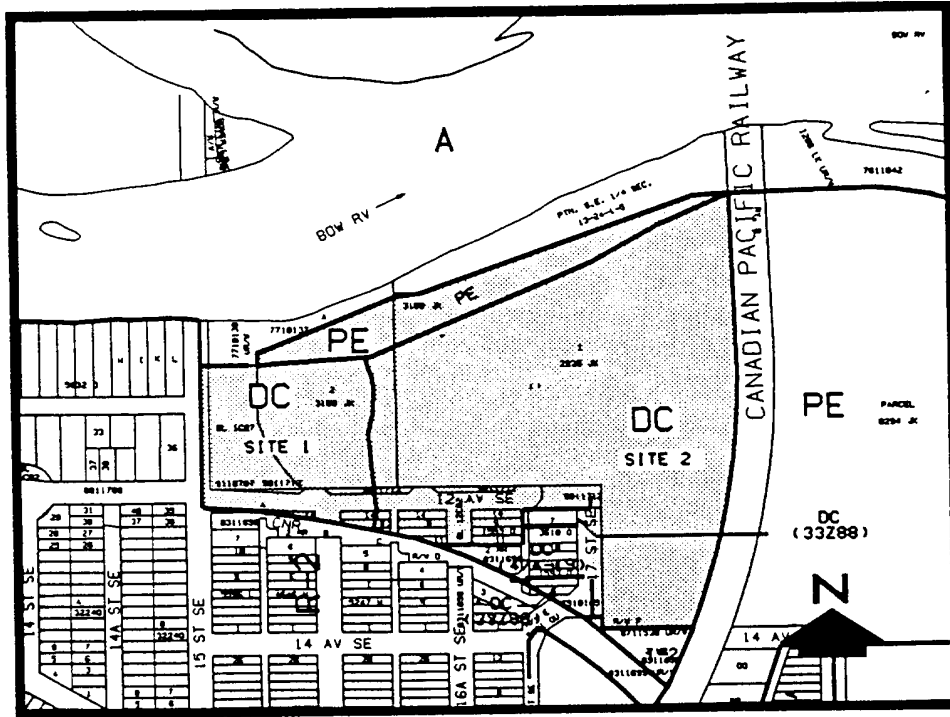


**Amendment No. 92/024**  
**Bylaw No. 52Z92**  
**Council Approval: 15 June 1992**

**SCHEDULE B**



1. Land Use **SITE 1**

The use shall be for comprehensively designed single-detached dwellings, semi-detached dwellings and townhouse dwellings.

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-2A Residential Low Density District shall apply unless otherwise noted below.

A. Density

Up to a maximum of 66 dwelling units.

B. Floodway and Floodplain Special Regulations

All development on this site shall comply with Section 19.1 of Land Use By-law 2P80. All residential sites and roadways are to be constructed at or above floodplain elevations. All electrical and mechanical equipment is to be built at or above floodplain elevations. Buildings shall be set back a minimum of 60 metres from the edge of the Bow River except for buildings located in the west 150 metres of the site which may be located a minimum of 40 metres from the edge of the Bow River to the satisfaction of the Development Officer.

C. Noise

Prior to the approval of a development permit for residential units or subdivision of the land, a caveat shall be registered on the title of each property, and notices displayed in a form and location satisfactory to the Director of Planning & Building, informing all interested parties that this development lies within the 30-35 NEF Zone of Calgary International Airport and as such is subject to aircraft movement noise. Such caveat and notices shall be maintained so long as there is residential development on this land.

No residential development shall be allowed in the 35-40 NEF Zone.

D. Landscaping

In addition to providing the landscaped areas required by the R-2A rules, all undeveloped parts of the site that are not being developed under a particular development permit shall be landscaped in a manner satisfactory to the Approving Authority.

E. Development Agreement

Prior to release of a development permit or subdivision of the land, the landowner shall enter into a development agreement which to the satisfaction of the City Engineer shall include, but not be limited to, the following:

- i) The construction by the owner, at no cost to the City, of the required standard roadway on 12 Avenue S.E., adjacent to the site, if required.
- ii) The provision by the owner, at no cost to the City of all required on-site and off-site roads and utilities to serve the proposed development as required by the City Engineer and the Director of Transportation.
- iii) The provision by the owner, at no cost to the City:
  - a) grade, loam and seed all the PE (MR) lands adjacent to Site 1 and Site 2;
  - b) construct 2 public access pathways (one in Site 1, and one in Site 2) to the riverbank bicycle path in locations satisfactory to the Director of Parks & Recreation;
  - c) relocate the existing bicycle path as required to the east side of 15 Street; a restrictive covenant must be registered on title of all lots adjacent to 15 Street S.E. prohibiting the construction of driveways across the sanitary sewer main easement;

- d) construct chain link fence adjacent to PE (MR) abutting the site;
- e) rehabilitate portions of the riverbank area and Lot 2 MR disturbed by development;
- f) develop the site in accordance with the soils contamination report approved by Alberta Environment;
- g) provide a plan and carry out a landscaping plan for municipal reserve lands (riverside park lands) to the satisfaction of the Director of Parks & Recreation and the City Engineer. Such plans to show tree planting, park amenities such as benches, pathways, viewpoint and tot lot all to be constructed to the satisfaction of the Director of Parks & Recreation and the City Engineer with all costs borne by the developer;
- h) dedication of environmental reserve and municipal reserve (river park lands) adjacent to Site 1 and Site 2, through a subdivision application.

F. Road Closures

Prior to approval of the development permit for residential development, the applicant shall:

- i) make application and obtain approval for the closure of portions of 12 Avenue from 15 Street to 17 Street; and 16 Street south of 12 Avenue and arrange for the purchase of the surplus portions if required;
- ii) pay all costs associated with the closure applications and vehicular turnarounds and the development of the closure areas and any City lands adjacent thereto;
- iii) provide an emergency access easement between Site 1 and Site 2 to the satisfaction of the Director of Transportation. There shall be no direct access between Site 1 and Site 2.

G. 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.

Development design guidelines shall be provided for all dwellings and accessory buildings in a development area. Development design guidelines shall be to the satisfaction of the Development Officer and shall regulate the provision, co-ordination and integration of the following:

- a) streetscape;
- b) impact on adjacent sites;
- c) outdoor amenity space; and
- d) any other matters considered necessary by the Development Officer.

1. Land Use **SITE 2**

The use shall be for comprehensively designed single-detached dwellings, semi-detached dwellings and townhouse dwellings.

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-2A Residential Low Density District shall apply unless otherwise noted below.

A. Density

Up to a maximum of 309 dwelling units.

B. Floodway and Floodplain Special Regulations

All residential sites and roadways are to be constructed at or above floodplain elevations. All electrical and mechanical equipment is to be built at or above floodplain elevations. The City is to be indemnified and saved harmless for all non-residential land uses that are not brought up to floodplain elevations. All development on this site shall comply with Section 19.1 of Land Use By-law 2P80 and in particular no building shall be located closer than 60 metres from the bank of the Bow River.

C. Noise

Prior to approval of a development permit for residential development or approval of subdivision of the lands, a caveat shall be registered on the title of each property, and notices displayed in a form and location satisfactory to the Director of Planning & Building, informing all interested parties that this development lies within the 30-35 NEF Zone of Calgary International Airport and as such is subject to aircraft movement noise. Such caveat and notices shall be maintained so long as there is residential development on this land.

No residential development shall be allowed in the 35-40 NEF Zone.

D. Railway Noise

Prior to the approval of a development permit for residential development on this site, the applicant shall submit a noise analysis related to the adjacent railway line. Such analysis shall be in a form satisfactory to the Director of Transportation and any and all recommendations of such study shall be incorporated into the residential development as directed by the Approving Authority.

E. Landscaping

In addition to providing the landscaped areas required by the R2-A rules, all undeveloped parts of the site that are not being developed under a particular development permit shall be landscaped in a manner satisfactory to the Approving Authority.

F. 17 Street Upgrading

Prior to the development of more than 145 dwelling units, the applicant, at its expense, shall upgrade 17 Street S.E., located north of 17 Avenue S.E. to a collector road standard, including provision of any required additional road right-of-way, (or an alternative access route to the site shall be provided) all to the satisfaction of the Director of Transportation.

G. Transit Loop

Prior to approval of a development permit for residential development, the applicant shall, at his own cost, provide a transit loop facility, if and as required, in a location to the satisfaction of the Director of Transportation.

H. Road Closures

Prior to the approval of a development permit on this site the applicant shall at his cost:

- i) make application and obtain approval for closures of all required portions of 12 Avenue from 15 Street to 17 Street; 16 Street south of 12 Avenue; and 17 Street at 12 Avenue all as shown on the plans and arrange for purchase of surplus portions if required;
- ii) pay all costs associated with the closure applications and vehicular turnarounds and the development of the closure areas and any City lands adjacent thereto; and provision of public access easements.
- iii) provide an emergency access easement between Site 1 and Site 2 to the satisfaction of the Director of Transportation. There shall be no direct access between Site 1 and Site 2.

I. Comprehensive Development Plans

This land use designation is based on a comprehensive multi-dwelling development. Prior to the release of a development permit for residential development on the site, Calgary Planning Commission shall approve a plan showing the distribution of the 309 units over the site and such plan shall be incorporated into a Development Agreement that will be registered on the titles of all affected land.

J. Development Agreement

Prior to release of a development permit for any residential units on this site, the landowner shall enter into a development agreement to the satisfaction of the City Engineer which shall include, but not be limited to, the following:

- i) the construction by the owner, at no cost to the City, of the required standard of roadways on 12 Avenue S.E., adjacent to the site, 17 Street S.E. from 12 Avenue S.E. south to existing paved carriageway;
- ii) the provision by the owner at no cost to the City of all required on-site and off-site roads and utilities to serve the proposed development as required by the City Engineer and the Director of Transportation; including but not limited to a collector road railway crossing;
- iii) the developer, at no cost to the City, shall:

- a) grade loam and seed all the PE lands adjacent to the site as per the existing Memorandum of Agreement;
- b) grade, loam and seed the PUL where required;
- c) construct the 2 public access pathways (one in Site 1, and one in Site 2) to the riverbank bicycle path in locations satisfactory to the Director of Parks & Recreation;
- d) construct emergency vehicle accesses as required;
- e) construct a chain link fence adjacent to PE lands;
- f) construct sound attenuation fencing if required along the east boundary;
- g) rehabilitate the portions of the riverbank areas and Lot 2 MR disturbed as a result of the development;
- h) acquire the necessary land and construct the collector road on 17 Street from 17 Avenue or alternate access as required under Guideline F above;
- i) develop the site in accordance with the soils contamination report approved by Alberta Environment;
- j) provide appropriate easements for access to Site 2 as required by the Director of Transportation;
- k) provide a plan and carry out a landscaping plan for municipal reserve lands (riverside park lands) to the satisfaction of the Director of Parks & Recreation and the City Engineer. Such plans to show tree planting, park amenities such as benches, pathways, viewpoint and tot lot all to be constructed to the satisfaction of the Director of Parks & Recreation and the City Engineer with all costs borne by the developer.
- l) dedication of environmental reserve and municipal reserve (river park lands) adjacent to Site 1 and Site 2, through a subdivision application.

K. Private Park

The private park shall be owned, operated and maintained by the owners.

L. Private Sanitary Lift Station

The private sanitary lift station and force mains if required shall be designed and constructed to the satisfaction of the City Engineer. The private sanitary lift station and force mains shall be owned, operated and maintained by the owners of Site 2. The private sanitary lift station shall be located on private property.

M. 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.