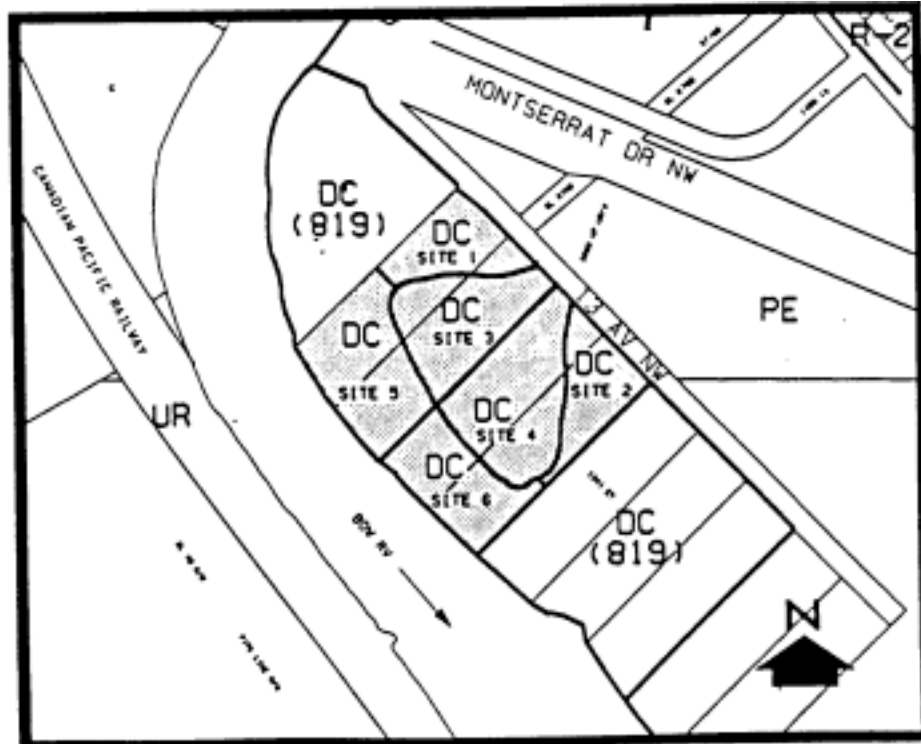


Amendment No. 90/117
Bylaw No. 62Z92
Council Approval: 20 July 1992

SCHEDULE B



A. SITE 1 AND 2

1. LAND USE

Site 1 - (5,500 metres sq.±) and Site 2 - (5,300 metres sq.±)

The land use shall be for a comprehensively designed residential apartment development with accessory buildings only.

2. DEVELOPMENT GUIDELINES

The General Rules for Residential Districts contained in Section 20 of By-law 2P80 shall apply unless otherwise noted below:

a) Density

Maximum density shall be 61 units on each site.
(Site 1 = 111 uph./45 upa. Site 2 = 115 uph./ 47 upa.)

b) Parking

A minimum of 150% parking (1.5 stalls per unit) shall be provided on both Site 1 and Site 2.

c) Floodway and Floodplain Special Regulations

The Floodway and Floodplain Special Regulations as set out in Section 19.1 shall be complied with.

d) Public Access Easement

A public access easement shall be registered prior to the release of a development permit over the Bow River setback area to a minimum depth of 150 feet from the waters edge to accommodate the proposed regional pathway systems.

e) Access and Egress

Primary access and egress shall be from 13 Avenue and Montserrat Drive to Bowness Road N.W. Emergency access will be allowed from 13 Avenue across Shouldice Park to Home Road. Detailed construction drawings for all road improvements will be required at the development permit stage.

f) Front Yard

A minimum depth of 3 metres.

g) Side Yards

A minimum of 3 metres adjacent to 13 Avenue N.W., and a minimum of 1.2 metres for interior side yards.

h) Rear Yard

A minimum of 7.5 metres in depth where not abutting an internal site driveway, and a minimum of 5 metres where abutting an internal site driveway.

i) Building Height

A maximum of 4 storeys not exceeding 12 metres at any eaveline.

j) Landscaped Area

(i) A minimum of 40 percent of each site area plus all adjoining City boulevards.

(i) All landscaped areas may be at grade or within 3 metres of grade, provided the average elevation of any raised area does not exceed 2 metres.

k) Garbage Storage

Garbage and waste material shall be stored in weatherproof and animal-proof containers in accordance with the Waste By-law and shall be visually screened from all adjacent sites and public thoroughfares.

- l) Loading
See Section 18
- m) Projections Over Yards
See Section 20(1).
- n) Accessory Buildings
See Section 20(5).
- o) Private Amenity Space
Each dwelling unit shall be provided with a private outdoor amenity space in conformity with Section 20(17).
- p) Conditions of Development
In addition to the above rules, the Approving Authority may impose conditions on a development permit as provided for in Section 11(2)(a)(i).
- q) 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 Authority shall ensure that the development is of a similar quality of development as that presented to Calgary Planning Commission and Council during their consideration of this by-law.
- r) Notification
Prior to the release of a development permit, the wording of a notification with respect to the potential for noise, light and general activity associated with the major recreational facilities in Shouldice Park, which is to be included within the condominium by-laws for the project as a condition of the development permit, shall be submitted to the Approving Authority for consideration in conjunction with the Director of Calgary Parks and Recreation and the City Solicitor.

B. SITE 3 AND 4

1. LAND USE (Site 3 and Site 4)

Site 3 - (8,800 metres sq. +/-), Site 4 - (10,750 metres sq.+/-)

The land use shall be for a comprehensively designed townhouse development only.

2. DEVELOPMENT GUIDELINES

The General Rules for Residential Districts contained in Section 20 of By-law 2P80 and Permitted and Discretionary Use Rules of the RM-1 Residential Low Density Multi-Dwelling District shall apply unless otherwise noted below.

a) Density

Site 3 - a maximum of 28 townhouse units. (44 uph. / 18 upa.)

Site 4 - a maximum of 36 townhouse units. (44 uph. / 18 upa.)

b) Parking

A minimum of 200% off-street parking shall be provided on both Site 3 and Site 4.

c) Floodway and Floodplain Special Regulations

The Floodway and Floodplain Special Regulations as set out in Section 19.1 shall be complied with. No habitable rooms shall be constructed below the first floor level.

d) Public Access Easement

A public access easement shall be registered prior to the release of a development permit over the Bow River setback area to a minimum depth of 150 feet from the waters edge to accommodate proposed regional pathway systems.

e) Access and Egress

Primary access and egress shall be from 13 Avenue and Montserrat Drive to Bowness Road N.W. All necessary road improvements shall be at the developer's expense. Emergency vehicle access and emergency residential access will be allowed from 13 Avenue across Shouldice Park to Home Road. Detailed construction drawings for all road improvements will be required as part of a development permit application.

f) Notification

Prior to the release of a development permit, the wording of a notification with respect to the potential for noise, light and general activity associated with the major recreational facilities in Shouldice Park, which is to be included within the condominium by-laws for the project as a condition of the development permit, shall be submitted to the Approving Authority for consideration in conjunction with the Director of the Parks & Recreation Department and the City Solicitor.

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.

In considering such an application the Approving Authority shall ensure that the development is of a similar quality of development as that presented to Calgary Planning Commission and Council during their consideration of this by-law.

C. SITE 5 AND 6

1. LAND USE

Site 5 - (4,700 metres sq. +/-) and Site 6 - (4,700 metres sq.+/-).

The land use shall be for a comprehensively designed garden apartment development 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-4 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below.

a) Density

A maximum of 24 units on each site (148 uph. / 60 upa.).

b) Parking

A minimum of 200% off-street parking shall be provided on both Site 5 and Site 6.

c) Floodway and Floodplain Special Regulations

The Floodway and Floodplain Special Regulations as set out in Section 19.1 shall be complied with. No habitable rooms shall be constructed below the first floor level.

d) Public Access Easement

A public access easement shall be registered prior to the release of a development permit over the Bow River setback area to a minimum depth of 150 feet from the waters edge to accommodate proposed regional pathway systems.

e) Access and Egress

Primary access and egress shall be from 13 Avenue and Montserrat Drive to Bowness Road N.W. All necessary road improvements shall be at the developer's expense. Emergency vehicle access and emergency residential access will be allowed from 13 Avenue across Shouldice Park to Home Road. Detailed construction drawings for all road improvements will be required as part of a development permit application.

f) Notification

Prior to the release of a development permit, the wording of a notification with respect to the potential for noise, light and general activity associated with the major recreational facilities in Shouldice Park, which is to be included within the condominium by-laws for the project as a condition of the development

permit, shall be submitted to the Approving Authority for consideration in conjunction with the Director of the Parks & Recreation Department and the City Solicitor.

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.

In considering such an application the Approving Authority shall ensure that the development is of a similar quality of development as that presented to Calgary Planning Commission and Council during their consideration of this by-law.