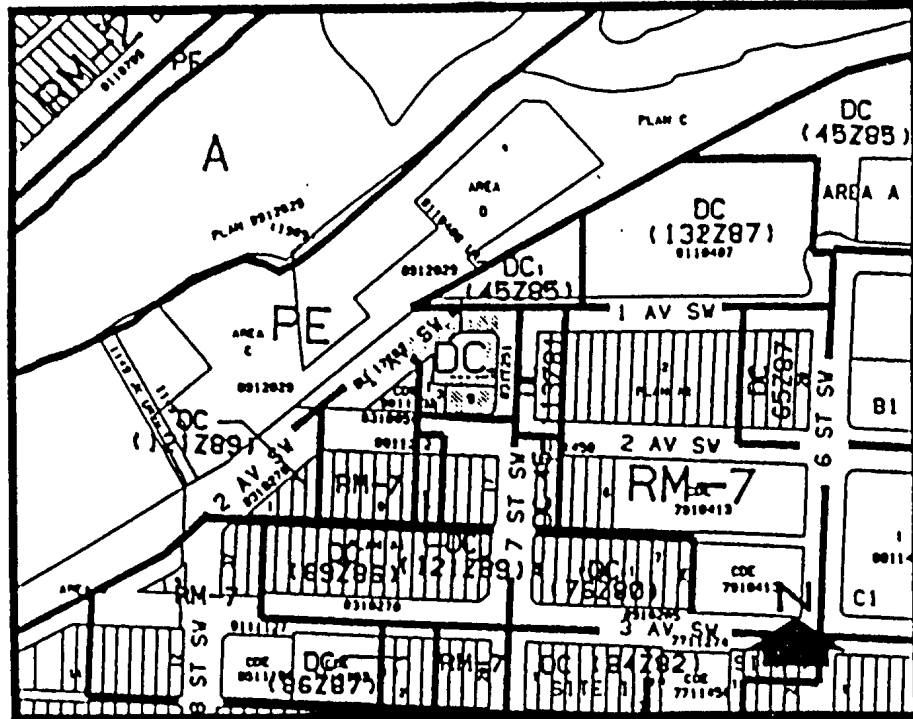


**Amendment No. 92/030
Bylaw No. 76Z92
Council Approval: 20 July 1992**

SCHEDULE B



1. LAND USE

The Permitted and Discretionary Uses of the RM-7 District of By-law 2P80 shall be the permitted and discretionary uses respectively, with the additional Discretionary Uses on the main and second floors: retail stores, personal service businesses, and one restaurant/drinking establishment and office uses ancillary to the restaurant operation.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of By-law 2P80, the General Rules for Downtown Districts contained in Section 42.1 of By-law 2P80 with the exception of subsection (8)(vii), and the Permitted and Discretionary Use Rules of the RM-7 Residential Multi-Dwelling District shall apply, unless otherwise noted below.

a) Building Height

Maximum building height (not including mechanical penthouse) shall be 17 storeys, not exceeding 52 metres at any eaveline on the south and east property lines and 13

storeys, not exceeding 35 m and 42 m at the eaveline on the east property line and on approximately 30% of the easterly portion of the north property line.

b) Yards

The following minimum yard requirements shall apply:

- i) south and west property line - none required
- ii) north property line - 20 m
- iii) east - none required at grade, 3m required above the first storey above.

c) Landscaping

Landscaping shall cover a minimum of 26% of the gross site area, plus any adjoining boulevards. In addition, improvements to the adjacent river pathway and open space system, to be negotiated at the development stage, shall be provided, equivalent in total to 40% of the net site area. A detailed landscaping plan, including existing vegetation, shall be submitted to the Approving Authority for approval as part of a development permit application.

d) Signage

Signage shall be limited in size, design and location and must be compatible with the residential neighbourhood, to the satisfaction of the Approving Authority.

e) Parking

A maximum of 130 underground parking stalls may be provided, plus ten parking stalls at grade.

f) Floodway and Floodplain Special Regulations

The development shall conform with the City of Calgary Floodway and Floodplain Special Regulations, Section 19.1 of By-law 2P80, to the satisfaction of the Approving Authority.

g) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Approving Authority as part of a development permit application. In considering such an application, the Approving Authority shall ensure that the site layout is consistent with the plans submitted to City Council during their consideration of this By-law.