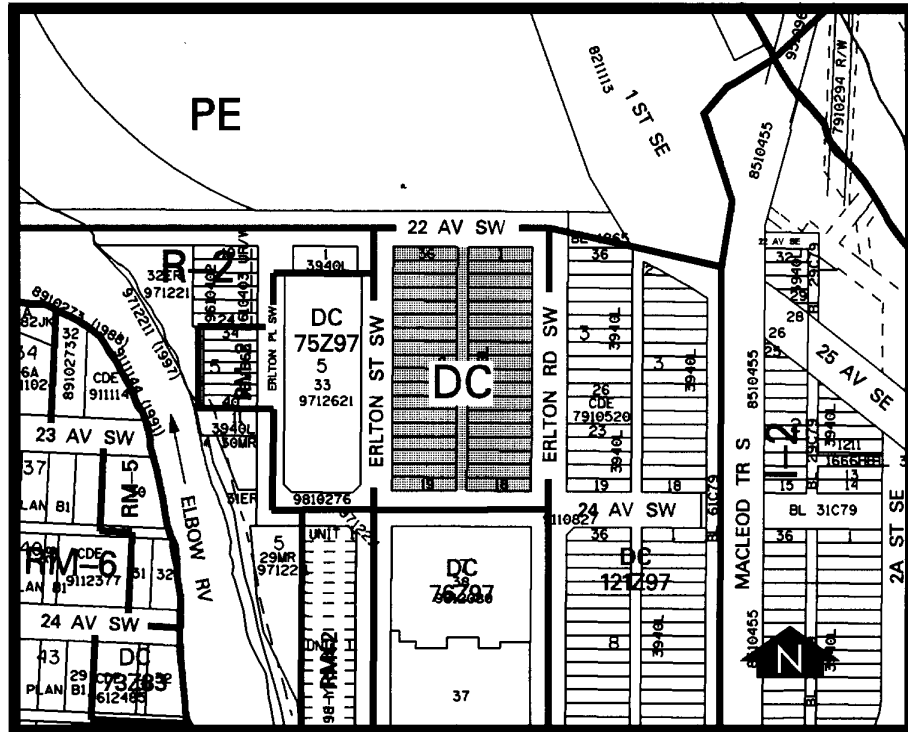


**Amendment No. 98/049**  
**Bylaw No. 82Z98**  
**Council Approval: 21 July 1998**

**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

1. Land Use

The land use shall be for apartment buildings and home occupations - Class 1 as permitted uses and home occupations - Class 2 and signs as discretionary uses.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the permitted and discretionary rules of RM-5 Residential Medium Density Multi-dwelling District shall apply unless otherwise noted below:

a. Number of Dwelling Units

The number of dwelling units shall be a maximum of 197.

b. Building Height

The building height shall comply with the rules of the RM-5 District, except as indicated by the plans and renderings submitted to City Council during their consideration of this bylaw.

c. Building Finishes

Each building shall be finished in accordance with the submitted drawings and shall have a minimum of 50% brick material on the exterior elevations.

d. Wall Around Perimeter of Site

The wall encompassing the site shall be no more than 1 metre above the level of the adjacent City sidewalk, except as specified on the plans in the northeast corner of the site.

e. 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:

- Construction of electrical/mechanical and ground floor elevations shall be constructed at the 1049.3 datum level. This includes distribution components such as electrical transformers and gas compressor stations.
- Over-bank flow areas passing flow onto 24 Avenue shall be kept clear of obstructions such as coniferous trees, gates, fences and buildings.

f. 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:

- i. the upgrading of the traffic signals at Macleod Trail and 25 Avenue S;
- ii. the installation of the traffic signals at 25 Avenue SW and Erlton Road; and
- iii. the construction of a pedestrian bridge from the Erlton LRT station westwards to the west side of the ultimate Macleod Trail.

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 Authority as part of a development permit application. In considering such an application, the Approving Authorities shall ensure that the building appearance, site layout and density conform to the plans and renderings submitted to City Council during their consideration of this bylaw.