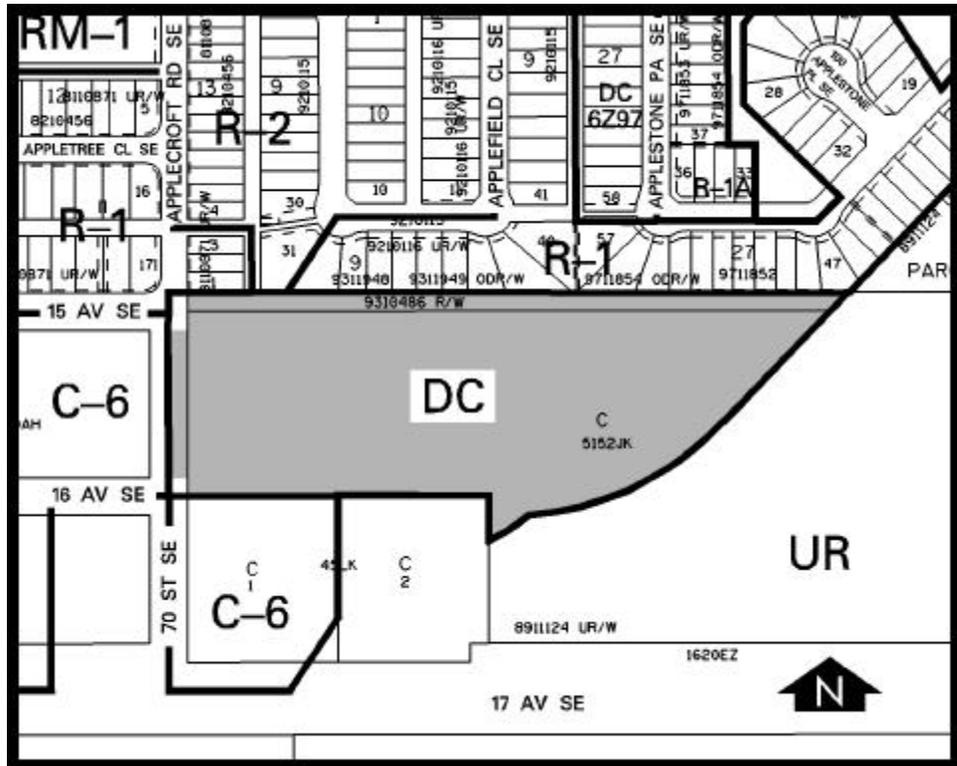


**Amendment # 2001/052**  
**Bylaw # 127Z2001**  
**Council Approval: 2002 January 21**

**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

1. Land Use

The Discretionary Use shall be apartment buildings.

2. Development Guidelines

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

- (a) Density

A maximum of 397 dwelling units.
- (b) Site Access

Vehicular access/egress for the development shall be located at the southwest corner of the site, with internal vehicular access ways as depicted on the plans available to City Council during its consideration of this Bylaw.
- (c) Building Setback

A minimum of 10 metres from the north property line.
- (d) Building Height

A maximum of 4 storeys not exceeding 12 metres at any eaveline, with the exception of:

  - (i) A maximum of 2 storeys, not exceeding 6 metres at any eaveline, within 21 metres of the north property line; and
  - (ii) A maximum of 3 storeys, not exceeding 9 metres at any eaveline, between 21 metres and 29 metres of the north property line.
- (e) Landscaping

The public access easement and pathway, adjacent the north property line, shall be landscaped only with large deciduous and coniferous trees having a minimum of 85 millimetre calliper and 3 metre height to provide both a landscape screen and enhance the pathway as a special feature of the site.
- (f) Public Access Easement Pathway

Any development permit applications for the site shall recognize the need for for a public access easement and pathway adjoining the north property line for the length of the site.
- (g) Interface/Massing Concept for the North Yard

An application for a Development Permit shall comply with the Interface/Massing Concept plans, cross-sections, building footprints, and renderings available to City Council during its consideration of this Bylaw.
- (h) That prior to the release of a development permit, the Applicant enter into a special development agreement with The City of Calgary with respect to proportionate cost sharing arrangements regarding the signalization of 70 Street SE and 17 Avenue SE and the installation of an advanced green arrow at the 68 Street SE and 17 Avenue SE intersection.