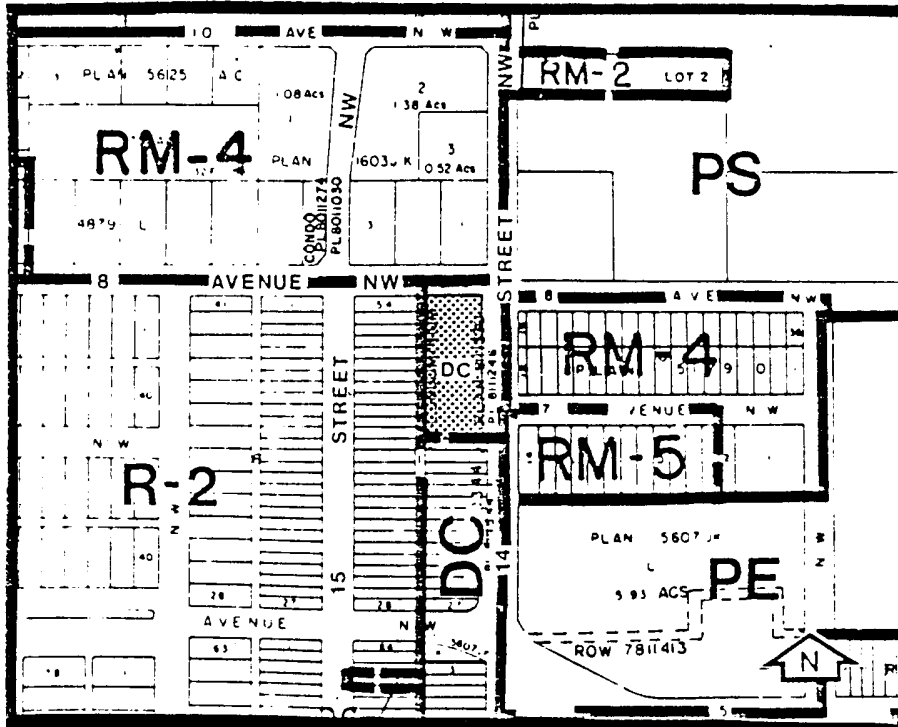


**Amendment No. 82/075  
Bylaw No. 106Z82  
Council Approval: 15 June 1982**

**SCHEDULE B**



1. Land Use Guidelines

The land use shall be for a 5-storey mixed apartment and commercial building. Those commercial uses located on the 3rd, 4th, and 5th floors shall be low traffic generators to the satisfaction of the Approving Authority.

2. Development Guidelines

C-2 (General Commercial District) development guidelines shall apply unless otherwise noted below.

(a) Density

Maximum population density of the residential component shall be in the order of 65 p.p.a. comprised of 27 two-bedroom units.

(b) Height

Maximum building height shall be in the order of 50 feet.

(c) Landscaping

Landscaping shall cover a minimum of 10% of the net site area, plus any adjoining City Boulevards. A detailed landscaping plan shall be submitted to and approved by the development Officer prior to the approval of a development permit.

(d) Amenity Area

The minimum amenity area per person shall be in accordance with the appropriate table of the draft Multi-Residential Standards publication or any other amenity area standard in use by the City of Calgary at the time of application for a development permit.

(e) Parking

A minimum of 120 off-street parking stalls shall be provided.

(f) Access

Vehicular access to 14th Street N.W. is restricted to right turns only. Commercial access is to be oriented to 14th Street N.W.

(g) By-lawed Setback

No buildings or structures shall be permitted within the 17 foot by-lawed setback to the City of Calgary for road widening purposes prior to the release of a development permit.

(h) Development Plans

Approval of this application in no way approves the plans as submitted. Comprehensive development plans including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted and approved prior to the release of a development permit.

(i) Conversion

A development permit is required for any internal conversions on the 3rd, 4th, and 5th Floors. Any conversion undertaken shall ensure a potential future residential use and the integrity of the existing 27 units.