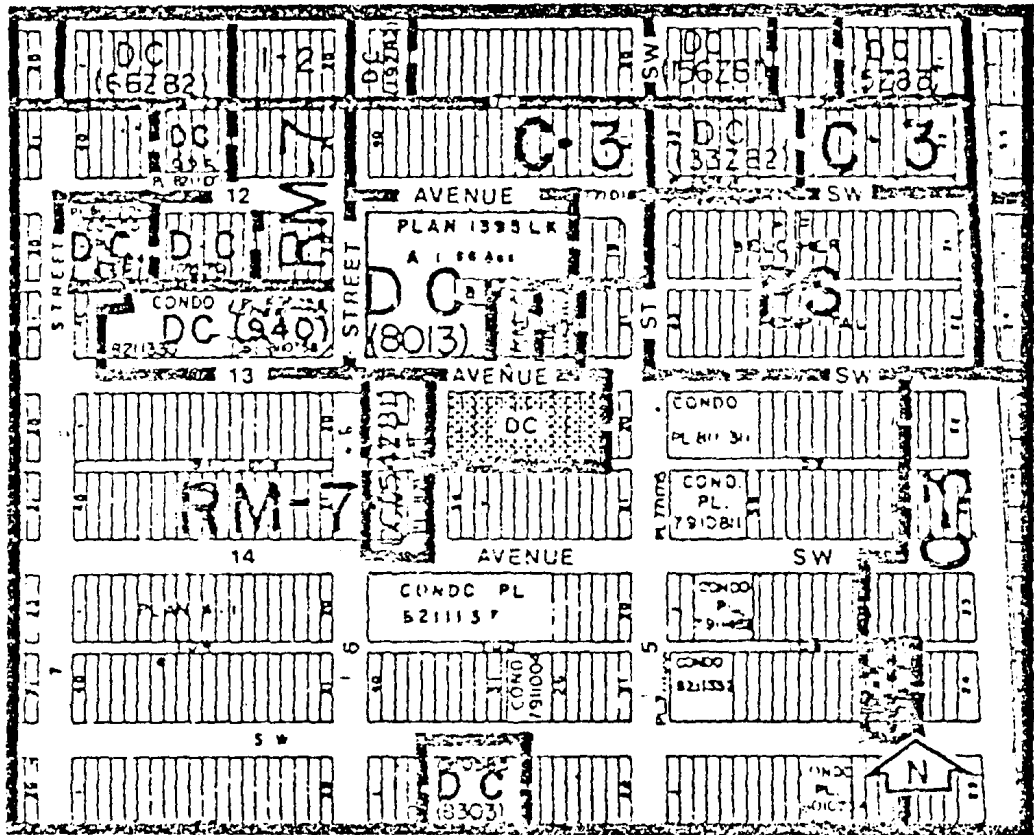


**Amendment No. 83/022**  
**Bylaw No. 70Z83**  
**Council Approval: 18 July 1983**

**SCHEDULE B**



1. Land Use

The land use shall be for a comprehensively designed apartment building and an existing heritage building known as the Berkenshaw House 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-7 (Residential High Density Multi-Dwelling District) shall apply unless otherwise noted below.

- a. The Developer shall enter into an Agreement with the City of Calgary to be registered by way of caveat prior to the release of the Development Permit whereby the occupancy of no more than 25% of the suites will be restricted to persons 45 years of age and over, or couples, one of whom is 45 years of age or over, and occupancy of the remaining suites will be restricted to persons 55 years of age and over, or couples, one of whom is 55 years of age or over, and prohibiting the renting of more than 51% of the suites to persons having motor vehicle(s)."
- b. A restrictive covenant to be registered by the Developer prior to the release of the Development Permit requiring the title to the Berkenshaw House to remain with the owner of the apartment site unless dedicated for public purposes and prohibiting the demolition or commitment of waste on the Berkenshaw site and further providing notice that all development density for the Berkenshaw House has been transferred to the apartment site.
- c. Density  
  
Maximum density shall be in the order of 302 p.p.a., to a maximum of 209 apartment units in the following mix: 148 bachelor units and 61 two-bedroom units.
- d. Height  
  
Maximum building height shall be in the order of 16 storeys.
- e. Landscaping  
  
A detailed landscaping plan shall be submitted to and approved by the Development Officer prior to the approval of development permit.
- f. Amenity Area  
  
Minimum total amenity area required for the apartment building, exclusive of the heritage site, shall be 4,759 m<sup>2</sup>.
- g. Parking  
  
A minimum of 51% off-street parking shall be provided.
- 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.