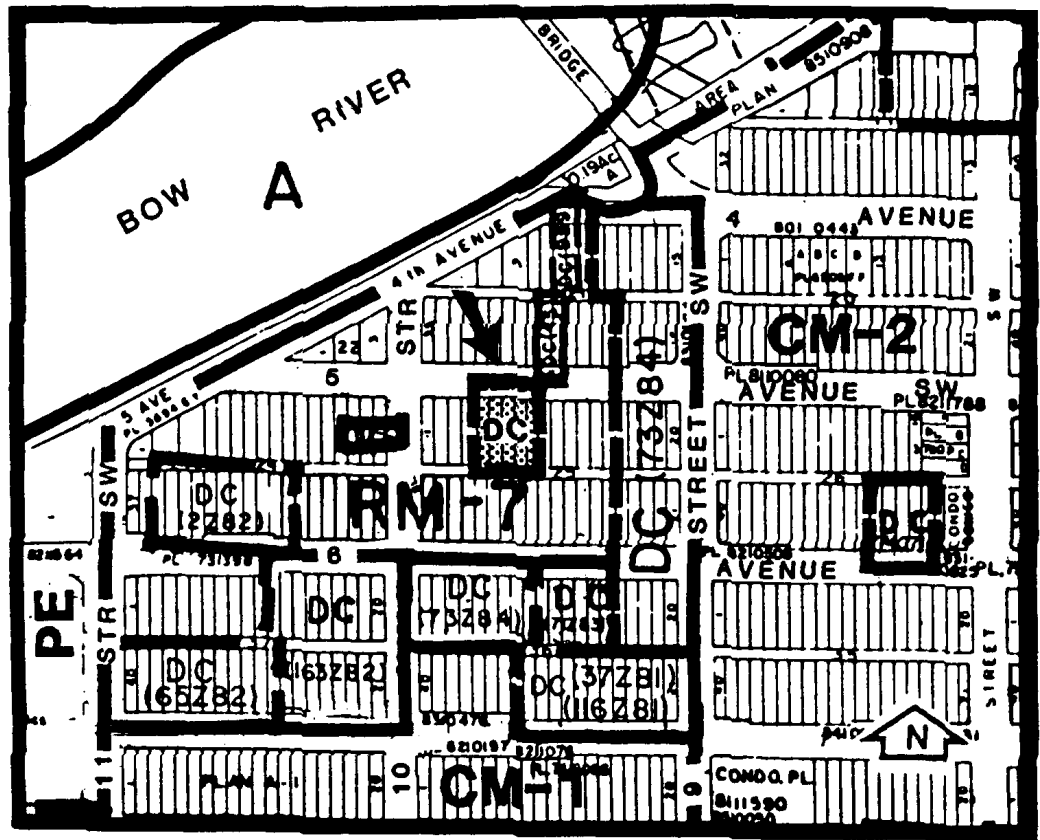


Amendment No. 85/116
Bylaw No. 46Z86
Council Approval: 14 April 1986

SCHEDULE B



1. Land Use

The land use shall be for a 12 storey, 56 unit apartment condominium development. As interim uses, surface parking areas and signs are allowed.

2. Development Guidelines

R-5 development guidelines, as they existed on March 10, 1980, shall apply unless otherwise noted below.

a. Density

Maximum unit density shall be in the order of 150 u.p.a.

b. Height

Maximum building height shall no exceed 105 feet.

c. Landscaping

Landscaping shall cover a minimum of 62% of the net site area plus any adjoining boulevards. A detailed landscaping plan, indicating existing vegetation shall be submitted to and approved by the Development Officer prior to the approval of a Development Permit. As an interim use, the design of any parking area shall be landscaped in conformity with Council's policy guidelines.

d. Amenity Area

The minimum amenity area, on site, shall be in the order of 500 square feet per unit.

e. Parking

A minimum of 75 off-street parking stalls shall be provided, 90% of which shall be below grade with the residue being under cover and screened to the satisfaction of the Development Officer. As an interim use, the surface parking area shall be designed in conformity with Council's policy guidelines.

f. Renderings

The Calgary Planning Commission, when considering the development application, shall ensure that the design will match the quality of building materials and articulation of design as demonstrated in the rendering submitted in support of the land use classification (AM #3383). The interim surface parking area's design shall be considered relative to Council's policy guidelines.

g. Development Plans

Approval of this application in no way approves the plans as submitted. Comprehensive 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.

h. Signs

Any signage on the subject site shall conform with the relevant sections of the Sign Appendix.