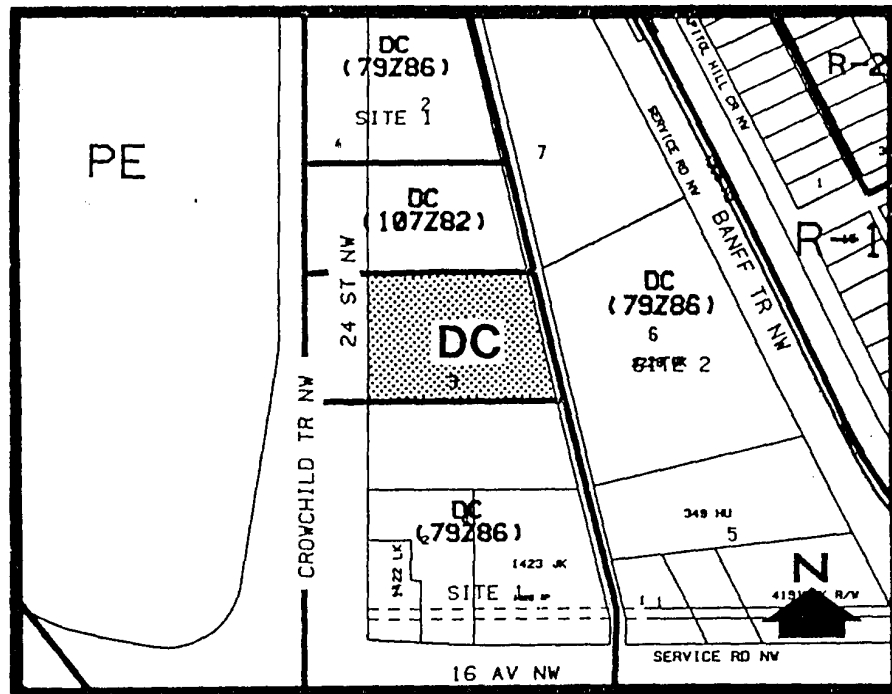


Amendment No. 90/059
Bylaw No. 96Z90
Council Approval: 16 July 1990

SCHEDULE B



1. Land Use

The Permitted and Discretionary Uses of the C-3 (General Commercial District) shall be permitted and discretionary respectively with the exception of the following which shall be prohibited:

- auto body and paint shops;
- automotive sales and rental;
- automotive services;
- automotive specialties; and
- funeral homes.

2. Development Guidelines

A. For commercial and mixed commercial/residential uses, the General Rules for Commercial Districts contained in Section 33 of By-law 2P80 and the Permitted and Discretionary Use Rules of the C-3 (General Commercial District) shall apply unless otherwise noted below.

a. Front yard

A minimum of 6 metres.

b. Building Height

A maximum of 30 metres.

c. F.A.R.

For mixed use commercial and residential developments, the maximum floor area ratio shall be 3.0:1, with a maximum of 2.0:1 for commercial component.

For commercial only developments, a maximum floor area ratio of 2.0:1.

d. Parking

No parking shall be allowed within the 6 metre minimum front yard requirement.

e. Pedestrian Connections

Each development shall provide pedestrian connections to the Banff Trail L.R.T. Station through appropriate linkages such as sidewalks, walkways, arcades, pedestrian overpasses, plazas, etc. to the satisfaction of the Approving Authority.

f. Building Form and Orientation

Building form and orientation shall be such that visual relief and view lines to the west from the Banff Trail community shall be maintained to the greatest extent possible.

g. Signage and Lighting

Billboards are prohibited. All other signage shall be compatible with adjacent development to the satisfaction of the Approving Authority. On-site lighting shall be so designed and located so as not to cause undue glare on adjacent residential areas.

h. 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.

B. For residential only development, 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. Building Height

A maximum of 30 metres.

b. Pedestrian Connections

Each development shall provide pedestrian connections to the Banff Trail L.R.T. Station through appropriate linkages such as sidewalks, walkways, arcades, pedestrian overpasses, plazas, etc. to the satisfaction of the Approving Authority.

c. Building Form and Orientation

Building form and orientation shall be such that visual relief and view lines to the west from the Banff Trail community shall be maintained to the greatest extent possible.

d. Signage and Lighting

Billboards are prohibited. All other signage shall be compatible with adjacent development to the satisfaction of the Approving Authority. On-site lighting shall be so designed and located so as not to cause undue glare on adjacent residential areas.

e. 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.