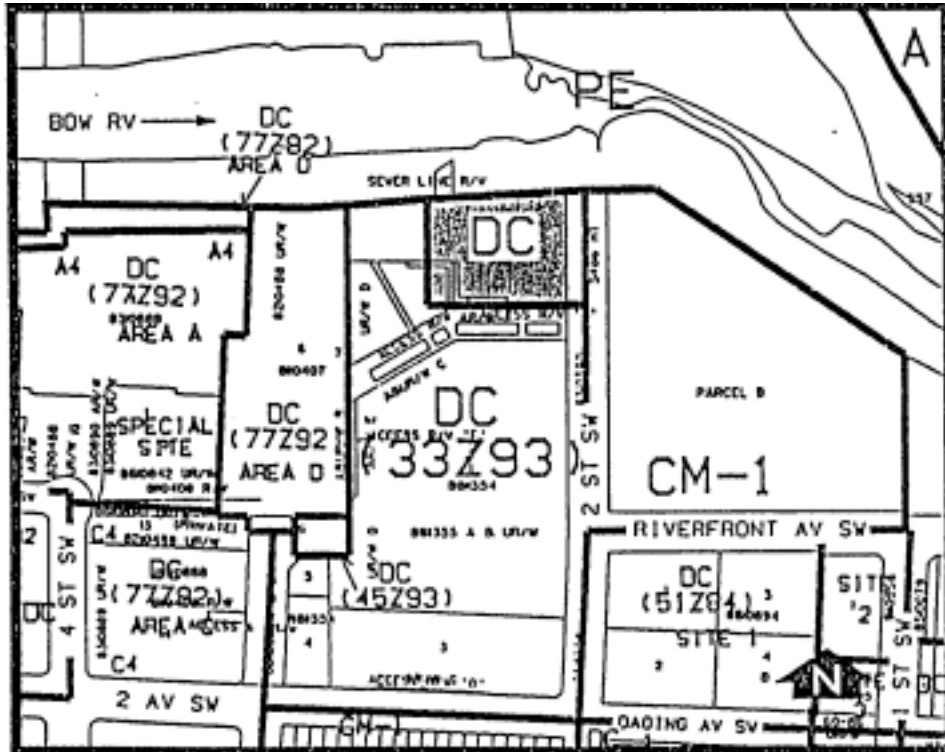


**Amendment No. 93/035**  
**Bylaw No. 56Z93**  
**Council Approval: 28 June 1993**

**SCHEDULE B**



1. Land Use

The land use shall be for:  
Accessory Buildings  
Home Occupations  
Signs  
Semi-detached dwellings (C.U.)  
Townhouses (C.U.)

2. Development Guidelines

General Rules for Downtown Districts, contained in Section 42.1 of the Land Use By-law 2P80, shall apply unless otherwise noted below.

a. Floor Area Ratio

The density of the development shall not exceed F.A.R. 1.5:1. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.

b. Building Height

The building height shall not exceed 11.8 meters.

c. Floodway and Floodplain Special Regulations

The development shall conform with the City of Calgary Floodway and Floodplain Special Regulations, Section 19.1 of By-law 2P80, to the satisfaction of the Approving Authority or as varied from time to time.

d. Parking

Parking provided shall not be less than the minimum requirements of By-law 2P80, to the satisfaction of the Approving Authority.

e. Garbage Storage

The garbage enclosures shall be integrated with the building and visually screened from all adjacent sites and public thoroughfares.

f. Phasing of the Development and Integration with adjoining Sites and Amenities

An application for a Development Permit for all or a part of the site shall include a plan indicating the proposed phasing of the development and the way individual phases will integrate with the overall development and how those phases, as well as the completed development, will integrate with the surrounding developments and public amenities, whether existing or potential.

g. Signage

Signage shall be limited in size, design and location and must be compatible with the neighbourhood and public spaces adjacent to the site to the satisfaction of the Approving Authority.

h. Development Plans

Approval of this Application does not constitute approval of a Development Permit. Comprehensive plans, shall be submitted to the Approving Authority as part of a development permit application. In considering such an application, the Approving Authority shall ensure the building design and site layout are consistent with the plans and renderings submitted to City Council during their consideration of this By-law.