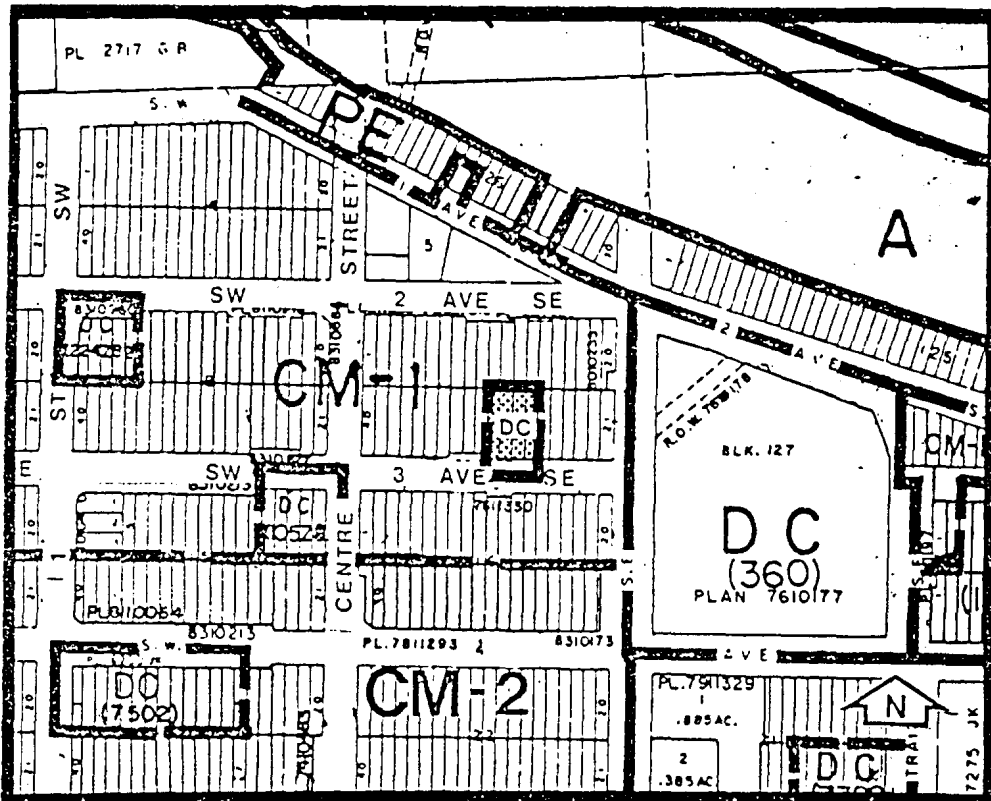


Amendment No. 83/078
Bylaw No. 106Z83
Council Approval: 26 September 1983

SCHEDULE B



1. Land Use

The land use shall be for a 104 unit Senior Citizens apartment building 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) Density

Maximum density shall be 104 units.

(b) Height

Maximum building height shall be 16 storeys not exceeding 45 metres at any eaveline (not including mechanical penthouse).

(c) Landscaping

Landscaping shall cover a minimum of 33% of the net site area plus any adjoining boulevards. A detailed landscaping plan, including existing vegetation, shall be submitted to the Approving Authority for approval as part of a development permit application.

(d) Amenity Area

The minimum amenity area shall be in the order of 9 m² per unit.

(e) Parking

A minimum of 21 off-street parking stalls shall be provided.

(f) By-lawed Setback

Prior to the release of the Development Permit Application, the owner shall dedicate a 2.134 m setback for road widening purposes.

(g) 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 Authorities as part of a development permit application. In considering such an application, the Approving Authorities shall ensure the building appearance, site layout and density conform substantially to the plans and renderings submitted to City Council during their consideration of By-law 106Z83.