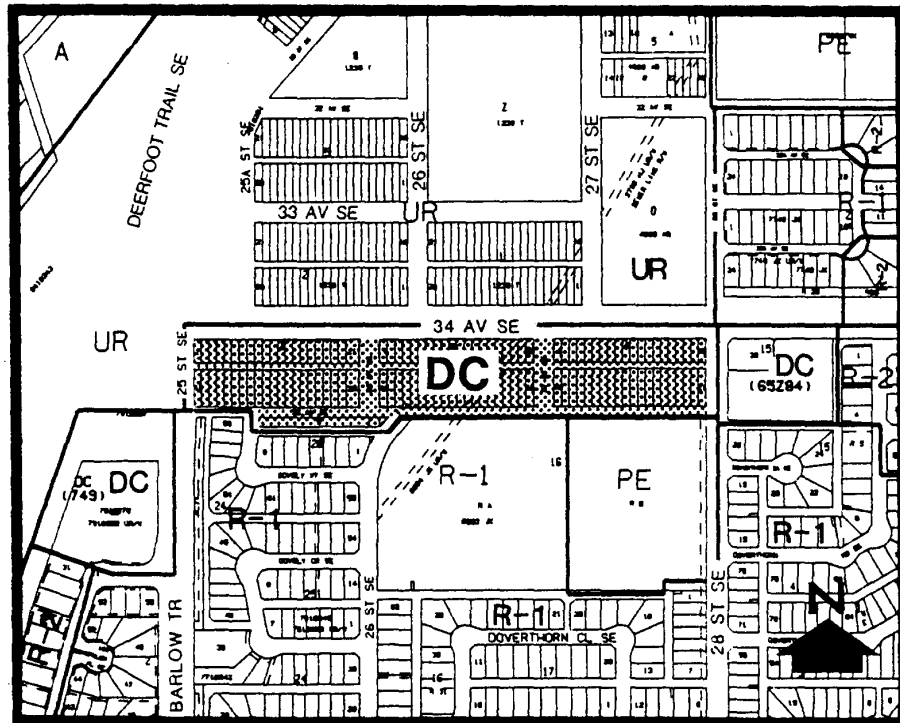


# Amendment No. 90/065

# Bylaw No. 89Z90

Council Approval: 16 July 1990

## SCHEDULE B



1. Land Use

The land use shall be for a comprehensively designed low density residential development designed and intended to accommodate seniors, mature adults and handicapped persons with the additional use of an accessory recreation/amenity building including a complex manager's suite. In addition, the recreation/amenity building may include a medical examination office exclusively for the use of residents of the site.

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-1 Residential Low Density Multi-Dwelling District shall apply unless otherwise noted below.

a) Density

A maximum of 111 units in attached groupings of up to 6 units as determined by the Approving Authority at the time of the development permit application.

b) Parking

A minimum of one parking stall shall be provided on each unit site with additional visitor and storage parking to the satisfaction of the Approving Authority.

c) Landscaping

A detailed landscaping plan indicating boundary treatment, common area development and general unit planting shall be to the satisfaction of the Approving Authority.

d) Access

Access and egress to the site shall only be from 34 Avenue S.E. at 26 Street and 28 Street S.E. No access shall be allowed from or to 26 Street or the lanes south of the site.

e) Design

The design character and appearance of the development shall be compatible with and complimentary to the surrounding residential areas and generally in conformity with the materials forming part of this application.

f) Screening

The sites perimeter shall be suitably screened by uniform fencing or required sound attenuation treatment all to the satisfaction of the Approving Authority.

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.