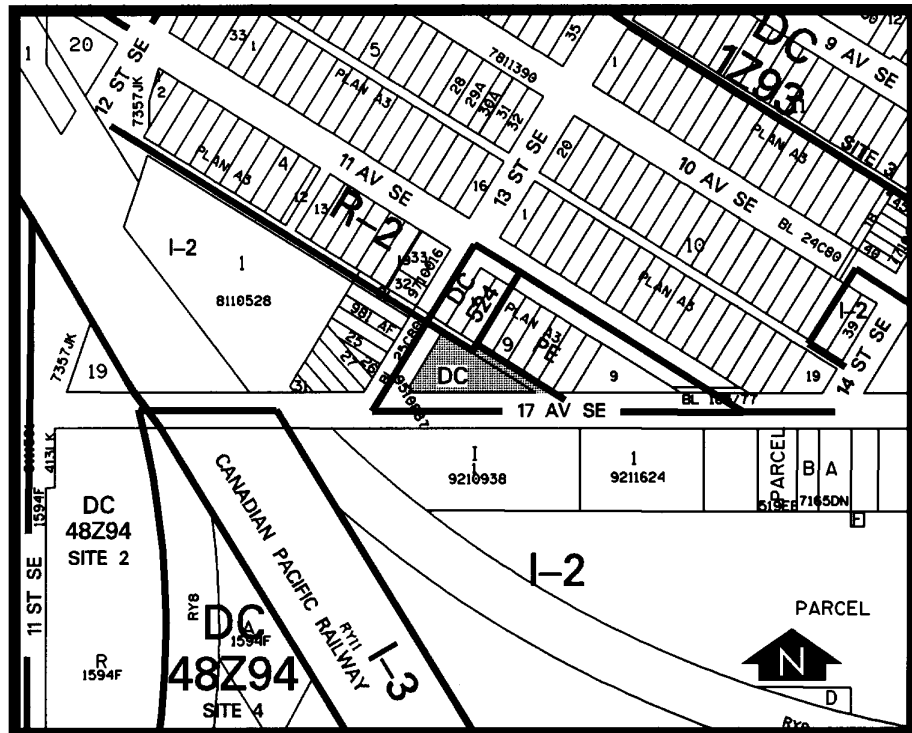


Amendment No. 97/082
Bylaw No. 44Z98
Council Approval: 15 June 1998

SCHEDULE B



1. LAND USE

The discretionary land use shall be for a comprehensively designed multi-unit development of Live/Work Studios and home occupations Class I only.

1. DEVELOPMENT GUIDELINES

The General Rules for Residential Districts of Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of RM-1, Low Density Multi-Dwelling District shall apply unless otherwise noted below:

1. Residential Density

A maximum of 12 Live/Work Studios. Each unit shall be for both dwelling and working use of the occupant only without any outside employee with maximum allowable working area limited to 70% of the gross floor area of each unit.

2. Building Setbacks

- The Front Yard shall be a minimum of 1.2 m on 17 Avenue SE frontage;
- Side yards shall be a minimum of 1.2 m; and
- Rear yard shall be a minimum of 1.2 m.

3. Building Height

Building Height shall be a maximum of 9.0 m.

4. Landscaped Area

The landscaped area shall comprise of a minimum of 40% of the site area.

a. Parking

A minimum of 12 parking stalls shall be provided within the site and visitor parking shall be provided to the satisfaction of the Approving Authority.

5. Signage

Signage shall be limited to non-illuminated type identification signs only.

6. Solid Waste

Solid waste shall be stored in weather proof and animal-proof containers in accordance with the Waste Bylaw and shall be screened from adjacent sites and public thoroughfares.

7. Live/Work Performance Standard

No use shall cause or create any condition which may be objectionable or dangerous beyond the unit which contains it, such as the following: noise, odour, smoke, toxic materials, earthborn vibrations, heat or high brightness light sources or excessive solid wastes.

8. Development Plans

Approval of this application does not constitute an approval of a development permit. Comprehensive design drawings shall be submitted to the Approving Authority as part of a development permit application. In considering such application, the Approving Authority shall ensure that the building design, site layout, landscaping and grading conform substantially with the drawings and renderings submitted to City Council during their consideration of this bylaw.