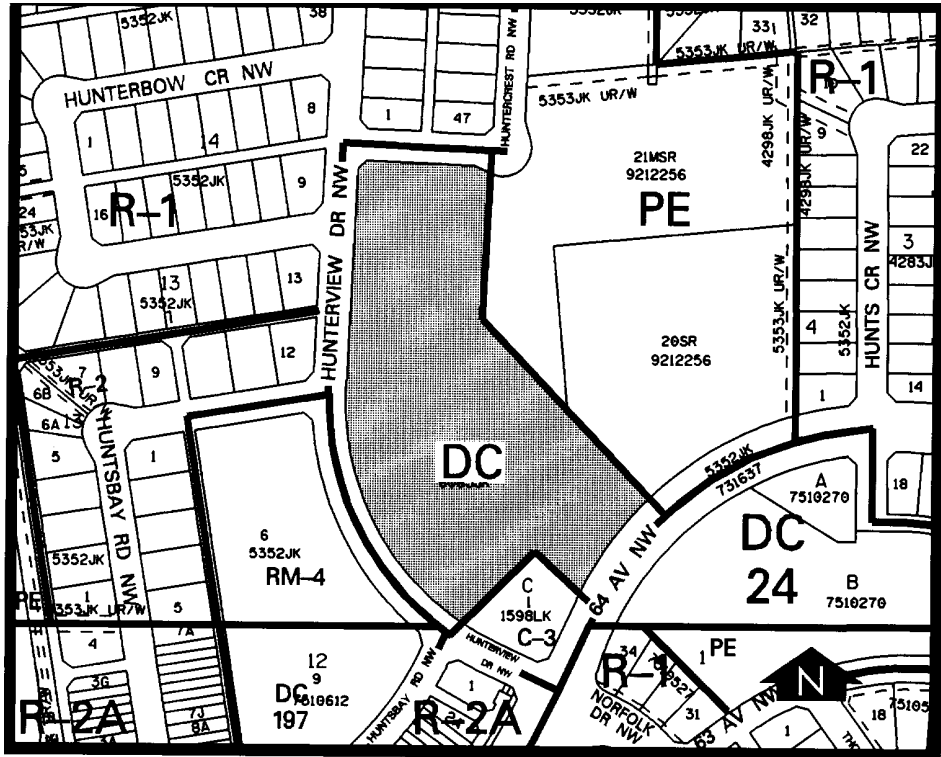


Amendment No. 98/028
Bylaw No. 64Z98
Council Approval: 15 June 1998

SCHEDULE B



1. Land Use

The permitted land use shall be for a three building comprehensive apartment development.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the RM-4 Residential Multi-Dwelling District shall apply, unless otherwise noted below.

a. Dwelling Density

1. A maximum of 101 dwelling units in the northerly component referred to as the "Pavilions", and

2. a maximum of 108 dwelling units and 1 guest unit in the southerly component referred to as the “Manors”,

as shown on the plans presented to City Council during their consideration of this Bylaw.

- iii. For the purpose of this Bylaw guest unit means a sleeping accommodation unit comprised of a studio bedroom unit with kitchenette and a bathroom.

b. Development Agreement

Prior to the release of a development permit, the applicant shall enter into a development agreement to the satisfaction of the City Solicitor.

3. Landscaping

1. The landscaping on-site shall be as shown on the plans presented to City Council during their consideration of this Bylaw, including the retention of existing mature trees and shrubs on the site.
2. The developer shall remove any remnant asphalt areas from the prior development on the site.
3. The developer shall coordinate with the Parks and Recreation Department to determine the location and type of fencing to be provided on the east boundary of the site, to the satisfaction of the Director of Parks and Recreation.

d. Private Outdoor Amenity Space

The second and third storey units of the “Manors”, as shown in the plans considered by City Council for this Bylaw, shall be deemed to satisfy the requirements for private outdoor amenity space, under Section 29(5)(d) “Private Amenity Space”, by the provision of a sunroom with openable windows.

e. Construction Phasing

The construction of the development and occupancy may be undertaken in two phases, subject to a development completion permit for each phase as follows:

1. Phase I shall be the “Manors” and the south component of the “Pavilions”; and,
2. Phase 2 shall be the northerly component of the “Pavilions,

as shown on the plans presented to City Council during their consideration of this Bylaw.

f. Development Plans

Approval of this application does not constitute approval of a development permit. An application for a development permit shall subsequently be submitted to the Approving Authority in accordance with Section 10 of Land Use Bylaw 2P80. In considering such an application, the Approving Authority shall ensure that, in addition to complying with all the development guidelines contained in this Bylaw, the building design and site layout are the same or substantially similar to the plans and renderings presented to City Council during their consideration of this Bylaw.