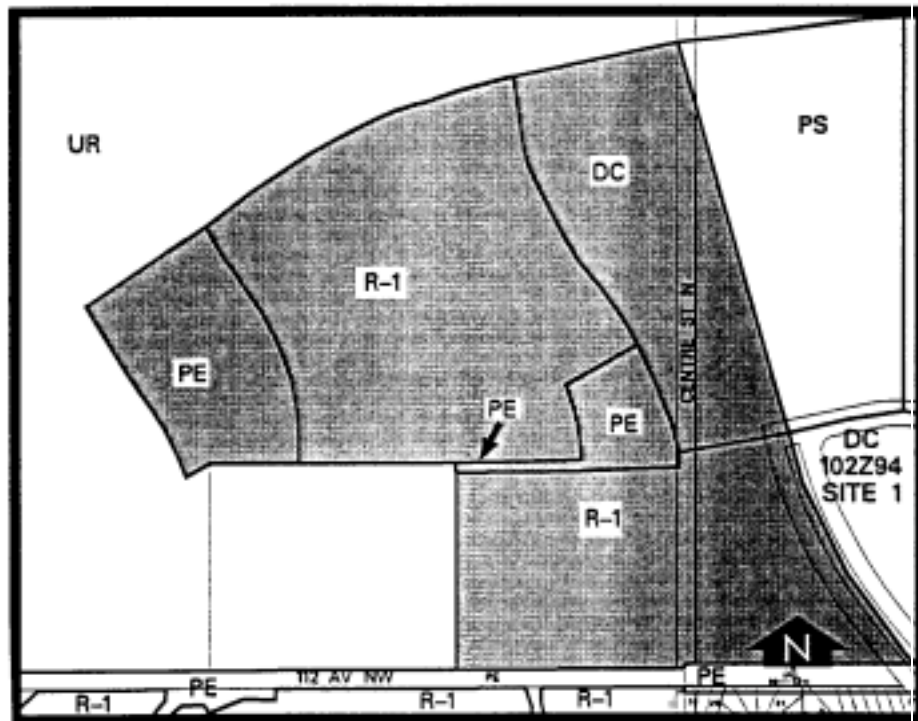# Amendment No. 98/145
Bylaw No. 33Z99
Council Approval: 29 July 1999

SCHEDULE B

1. Land Use

   The Permitted and Discretionary Uses of the RM-4 Residential Medium Density Multi-Dwelling District shall be the Permitted and Discretionary Uses respectively.

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-4/125 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

   a) Concept Plan

      Prior to approval of the first development permit on the site, a comprehensive concept plan shall be submitted, satisfactory to the Development Authority which addresses massing, architectural treatments, vehicular access, landscaping,

pedestrian connections and amenity space. The concept plan shall be reviewed and updated in conjunction with subsequent development permit submissions.

b)   Aesthetics

To improve the general appearance of the area from adjacent lands, the overall development area shall contain a variety of dwelling unit types or uses. Consideration shall also be given to the variation of building elevation and the stepping of height to provide a sensitive transition between the area and adjacent single detached residential lots.

c)   Pedestrian Access

Pedestrian access from and through the site to the adjacent transit hub and community facilities to the east shall be provided to the satisfaction of the Development Authority.

d)   Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Development Authority as part of a development permit application.

e)   Parking Requirements

The minimum number of resident parking stalls to be provided on site shall be:

i.   2 stalls per townhouse unit
ii.   1.5 stalls for each apartment unit in excess of 83 square metres
iii.   1.15 stalls for each apartment dwelling unit less than 83 square metres including visitor and RV parking.