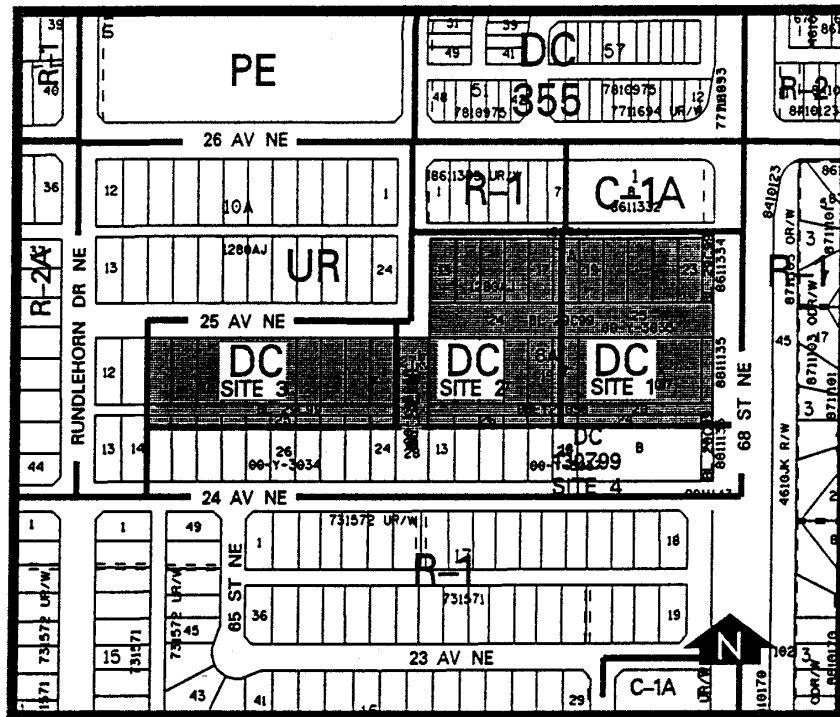


Amendment No. 1999/065
Bylaw No. 106Z2000
Council Approval: 06 November 2000

SCHEDULE B



Site 1 (0.98 ha)

1. Land Use

- (a) The land use shall be for a congregate care apartment building only.
- (b) For the purposes of this Bylaw "congregate care" shall mean a modified apartment building which provides, on a permanent basis, common amenities and services for the residents such as, but not limited to, communal dining, social/recreational activities and housekeeping within the building.

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 Medium Density Multi-Dwelling District shall apply, unless otherwise noted below.

- (a) Density

A maximum of 120 dwelling units.

(b) Yards

The north yard shall be a minimum of 5.0 metres and the east yard shall be a minimum of 7.5 metres. No building on Site 1 shall be closer than 18 metres to any building on Site 2.

(c) Building Height

The maximum height to the eaveline shall be 9 metres.

(d) Landscaped Area

A minimum of 40 percent of the site area with all landscaped areas at grade or within 1 metre above grade.

(e) Parking

(i) Underground parking for a minimum of 60 resident stalls and 8 employee stalls shall be provided.

(ii) A minimum of 14 visitor stalls shall be provided at grade.

(f) Building Design

The design, character and appearance of the buildings shall be compatible with, and complementary to the surrounding area.

(g) Exterior Finish Materials

The exterior finish materials shall include a combination of vinyl or stucco with stone or brick, with a roof finish of asphalt shingles or an equivalent.

(h) Site Access

Vehicle access shall be via 66 Street NE only with access driveways being signed as "no parking".

(i) Underground Parkade - Entrance and Exit

The underground parkade vehicle entrance shall only be accessed via 66 Street NE.

(j) 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 and General Counsel.

(k) Emergency Fire Access

Emergency fire access shall be provided to the satisfaction of the Fire Department.

(l) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Approving Authority as part of a development permit application. In considering such an application, the Approving Authority shall ensure

the site layout is generally consistent with the Development Concept Site Plan submitted to City Council during their consideration of Bylaw 130Z99.

Site 2 (1.0 ha)

1. Land Use

The land use shall be for an apartment building only.

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 Medium Density Multi-Dwelling District shall apply, unless otherwise noted below.

(a) Density

A maximum of 60 dwelling units.

(b) Yards

The north yard shall be a minimum of 5.0 metres. No building on Site 2 shall be closer than 18 metres to any building on Site 1.

(c) Building Height

The maximum height to the eaveline shall be 9 metres.

(d) Landscaped Area

A minimum of 40 percent of the site area with all landscaped areas at grade or within 1 metre above grade and shall include a landscaped buffer to the satisfaction of the Approving Authority to be located between development on Site 2 and Site 1.

(e) Parking

(i) Resident parking shall be a minimum of 75 at-grade stalls (1.15 stalls per unit).

(ii) Visitor parking shall be a minimum of 15 at-grade stalls (0.25 stalls per unit).

(iii) Direct access shall be provided from parking areas to primary building entrances.

(f) Building Design

The design, character and appearance of the buildings shall be compatible with, and complementary to the surrounding area.

(g) Exterior Finish Materials

The exterior finish materials shall include a combination of vinyl or stucco with stone or brick, with a roof finish of asphalt shingles or an equivalent.

(h) Site Access

Vehicle access shall be via the intersection at 66 Street NE and 25 Avenue NE only.

(i) 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 and General Counsel.

(j) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Approving Authority as part of a development permit application. In considering such an application, the Approving Authority shall ensure the site layout is generally consistent with the Development Concept Site Plan submitted to City Council during their consideration of Bylaw 130Z99.

Site 3 (0.83 ha)

1. Land Use

The land use shall be for an apartment building only.

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 Medium Density Multi-Dwelling District shall apply, unless otherwise noted below.

(a) Density

A maximum of 60 dwelling units.

(b) Yards

The north yard shall be a minimum of 5.0 metres.

(c) Building Height

The maximum height to the eaveline shall be 9 metres.

(d) Landscaped Area

A minimum of 40 percent of the site area with all landscaped areas at grade or within 1 metre above grade.

(e) Parking

(i) Resident parking shall be a minimum of 75 underground stalls (1.15 stalls per unit).

(ii) Visitor parking shall be a minimum of 15 at-grade stalls (0.25 stalls per unit).

(f) Building Design

The design, character and appearance of the buildings shall be compatible with, and complementary to the surrounding area.

(g) Exterior Finish Materials

The exterior finish materials shall include a combination of vinyl or stucco with stone or brick, with a roof finish of asphalt shingles or an equivalent.

(h) Site Access

Vehicle and parkade access shall be via 25 Avenue NE only. Visitor parking shall be oriented towards, and accessed from 25 Avenue NE.

(i) Underground Parkade - Entrance and Exit

The underground parkade vehicle entrance shall only be accessed and exited via 25 Avenue NE.

(j) 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 and General Counsel.

(k) Emergency Fire Access

Emergency fire access shall be provided to the satisfaction of the Fire Department.

(l) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Approving Authority as part of a development permit application. In considering such an application, the Approving Authority shall ensure the site layout is generally consistent with the Development Concept Site Plan submitted to City Council during their consideration of Bylaw 130Z99.