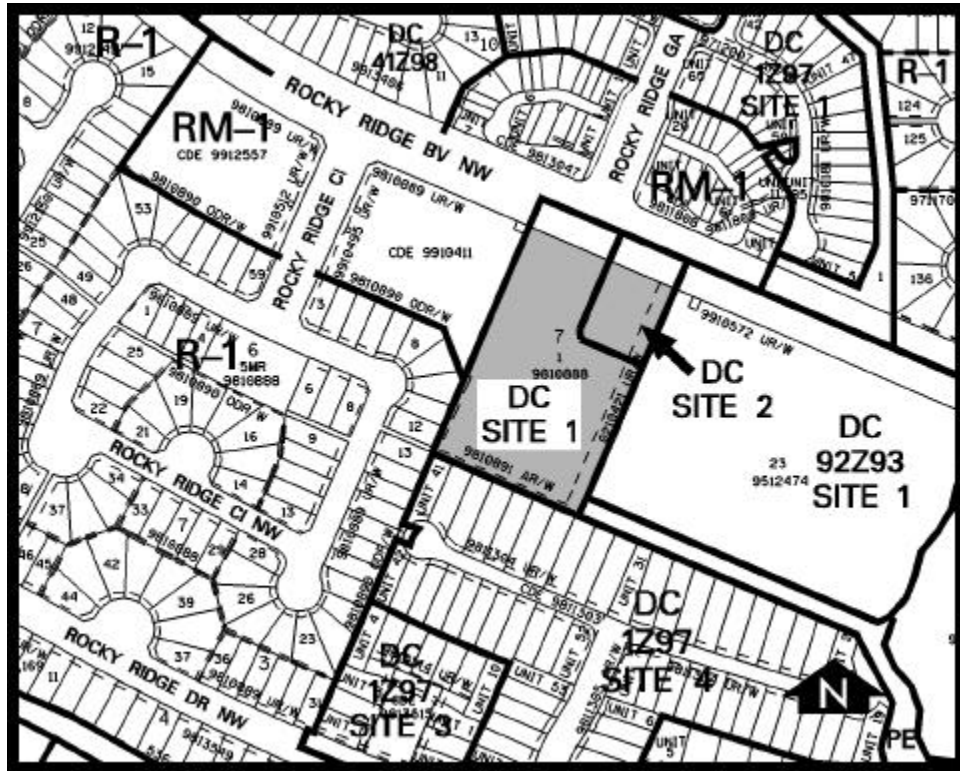


**Amendment # LOC2002-0063
Bylaw # 91Z2002**

Council Approval: 2002 September 16

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Site 1 - 1.122 hectares± (2.772 acres±)

1. Land Use

The land use shall be for a comprehensively designed assisted-living and special care facility development including ancillary support uses directly related to the residential use.

For the purpose of this bylaw assisted-living units means dwelling units modified in terms of kitchen and living space as a result of the provision of such facilities and services as communal dining, social/recreational activities and housekeeping within the complex.

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) Capacity

A combined maximum of 121 assisted-living and special care units.

(b) Parking

A minimum of 60 on-site parking stalls.

(c) Landscaping

A minimum of 40 percent of the site and all City boulevards adjoining the site shall be landscaped, in accordance with a detailed landscaping plan approved by the Approving Authority.

(d) Yards

The required yards shall be in accordance with the requirements of C-1A, except as follows:

(i) A minimum 12 metre setback along the south property line; and

(ii) Along the west property line, a minimum setback of 5 metres for one storey portions of the building, a minimum setback of 8 metres for two storey portions of the building, and a minimum of 18 metres setback for those portions of the building exceeding two stories in height, all to the satisfaction of the Approving Authority.

(e) Building Height

The maximum geodetic elevation of the roof ridge shall not exceed 1273.5 metres, and the eaveline shall not exceed a geodetic elevation of 1269.5 metres or an eaveline of 10 metres, whichever is less. The geodetic information is to be supplied as part of the Development Permit application.

(f) Development Conversion

Any proposed conversion of the approved development to a standard residential development shall be prohibited unless a separate land use redesignation and development permit has been applied for and approved.

(g) 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. In considering such an application, the Development

Authority shall ensure that the building design, massing and site layout are substantially similar to the plans and renderings submitted to City Council during their consideration of this Bylaw.

Site 2 - 0.233 hectares± (0.567 acres±)

1. Land Use

The Permitted and Discretionary Uses of the C-1A Local Commercial District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively excluding take-out food services, restaurant/drinking establishments, liquor stores, billiard parlours, automotive services (not containing a grocery store) and automotive services (containing a grocery store).

2. Development Guidelines

The General Rules for Commercial Districts and the Permitted and Discretionary Rules of the C-1A Local Commercial District of Bylaw 2P80 shall apply unless otherwise noted below.

(a) Parking

A minimum of 25 on-site parking stalls.

(b) 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. In considering such an application, the Development Authority shall ensure that the building design, massing and site layout are substantially similar to the plans and renderings submitted to City Council during their consideration of this Bylaw.