



c) Yards

The following minimum yard measurements shall apply:

- i) A minimum of 5.4 m fronting 2 Street W.;
- ii) A minimum of 5.4 m fronting 14 Avenue S.

d) Landscaping

Landscaping shall cover a minimum of 29% of the net site area plus any adjoining boulevards. A detailed landscaping plan, including existing vegetation, shall be submitted to the Approving Authority for approval as part of a development permit application.

e) Amenity Area

- i) Each dwelling shall be provided with an outdoor private amenity space in accordance with Section 20(17) of By-law 2P80.
- ii) Common amenity space shall be provided on the third floor, including an outdoor terrace with a swimming pool and adjacent indoor common amenity rooms.

f) Parking

Parking spaces for all residential and commercial uses shall be provided in accordance with Section 18 of By-law 2P80.

g) Parking Areas

The surface parking area must be made visually discontinuous and screened through the use of berms, planters, natural vegetation, terraces, and the like, to the satisfaction of the Approving Authority.

h) Access

Access and egress shall be determined at the time of application for a development permit to the satisfaction of the Approving Authority.

i) Alteration

Any alternation to the exterior of the structure shall require the approval of detailed plans, showing all proposed alterations, by the Approving Authority.

j) Signage

Signage shall be limited in size, design and location and must be compatible with the residential neighbourhood to the satisfaction of the Approving Authority.

k) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to the

Approving Authorities as part of a development permit application. In considering such an application, the Approving Authorities shall ensure the building appearance site layout and density conform substantially to the plans and renderings submitted to City Council during their consideration of By-law 6Z89.