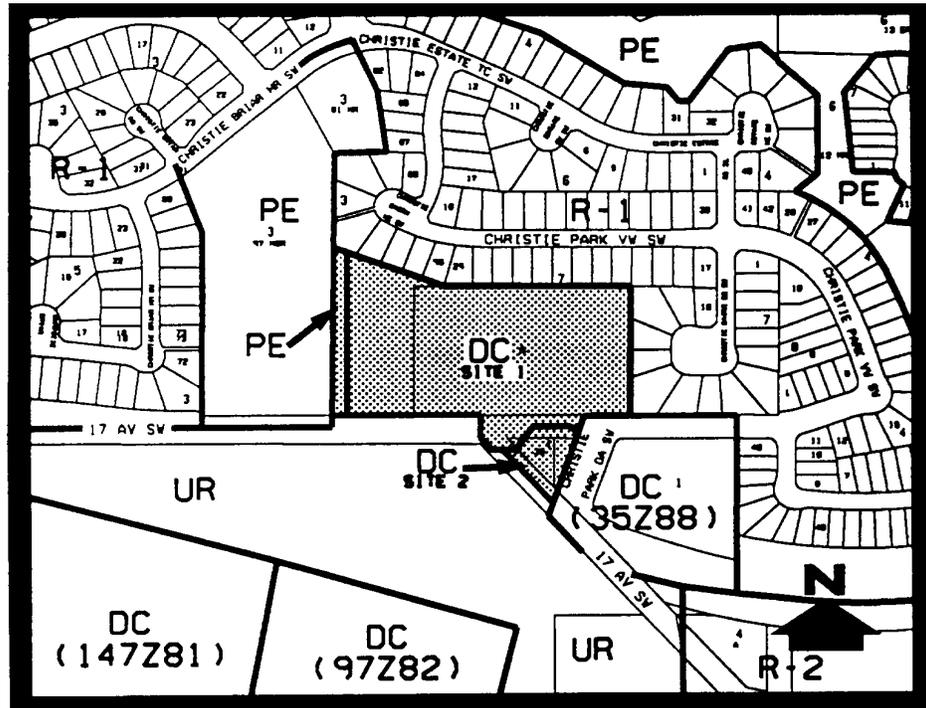


Amendment No. 91/031
Bylaw No. 43Z92
Council Approval: 27 July 1992



SCHEDULE B

Site 1 (2.745 ha±)

1. Land Use

The land use shall be for a comprehensively designed multiple dwelling residential project comprised of one apartment building containing a maximum of 32 dwelling units and a maximum of 17 semi-detached dwellings. occupation.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of By-law 2P80 and the Permitted and Discretionary Use Rules of the RM-4 Residential Medium Density Multi-dwelling District shall apply unless otherwise noted below.

1) Building Separation

No residential building shall be situated closer than 3 metres from any other residential building on the site.

a) Apartment Building

The maximum building height shall be:

- i) two storeys not exceeding 10.15 metres to the finished grade as measured on the north face;
- ii) 1228.15 metres above the geodetic datum as measured from the roof peak;
- iii) 1223.15 metres above the geodetic datum as measured from the eave.

b) Semi-detached Dwellings

The maximum building height shall be one storey in the front and two storeys in the rear.

3. Landscaped Area

- a) A minimum of 45% of the site plus all adjoining City boulevards shall be landscaped to the satisfaction of the Approving Authority.
- b) A minimum of two coniferous trees shall be provided between each semi-detached dwelling of a minimum of 3.0 metres in height.
- c) A detailed landscaping plan including an inventory of all existing trees and vegetation on site shall be submitted to the Approving Authority as part of a development permit application.

4. Dwelling Units

a) Apartment

The maximum number of dwelling units shall be 32.

b) Semi-detached Dwellings

The maximum number of dwelling units shall be 34.

5. Site Grading

- a) A detailed grading plan showing all retaining wall details shall be submitted to the Approving Authority as part of a development permit application.
- b) All retaining walls within the site shall be constructed of sandstone block, or brick at the entrance to the apartment, to the satisfaction of the Approving Authority.
- c) The finished grades shall be as shown on the drawings and renderings presented to City Council and be to the satisfaction of the Approving Authority.

6. Parking

a) Apartment

A minimum of 45 underground parking stalls and 19 surface parking stalls to the satisfaction of the Approving Authority.

b) Semi-detached Dwellings

A minimum of four parking stalls per dwelling unit to the satisfaction of the Approving Authority.

7. Exterior Finish

a) The exterior finish of the apartment building shall be comprised of:

- i) a brick facade with stucco trim on the east and west sides;
- ii) brick and stucco on the south and north sides; and
- iii) a cedar shake or tile roof

to the satisfaction of the Approving Authority.

b) The exterior finish of the semi-detached dwellings shall be comprised of:

- i) a brick facade with stucco trim in front;
- ii) brick and stucco on the rear and sides; and
- iii) a cedar shake or tile roof

to the satisfaction of the Approving Authority.

c) The exterior finish of the buildings shall be as shown on the drawings and renderings presented to City Council and be to the satisfaction of the Approving Authority.

8. Fencing

A maximum of 1.8 metre high solid screen fence compatible with the adjacent residential fencing shall be constructed along the north, south and east property lines of the site to the satisfaction of the Approving Authority.

9. 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 building and site layout conform substantially to the plans and renderings submitted to City Council during their consideration of the By-law.

Site 2 (.173 ha±)

1. Land Use

The land use shall be for a comprehensively designed local commercial development. The Permitted and Discretionary Uses of the C1-A Local Commercial District of By-law 2P80 shall be Permitted and Discretionary Uses respectively excluding a car wash, an automotive service bay, an automotive parts store, a drycleaners, a

restaurant, a drive-in food establishment, a drinking establishment, a liquor store, a billiard parlour and an amusement arcade.

2. Development Guidelines

The general rules for Commercial Districts contained in Section 33 of By-law 2P80 and the Permitted and Discretionary Use Rules of the C1-A Local Commercial District shall apply unless otherwise noted below.

a) Building Height

The maximum building height shall be 7.0 metres measured from the finished grade to the roof peak.

b) Vehicular Access and Egress

1) Access and egress shall be determined at the time of approval of a development permit.

2) Access and egress to and from:

a) Christie Park Gate S.W. shall be right turns only; and

b) the cul-de-sac collector road shall be all turns

to the satisfaction of the Approving Authority with no access or egress allowed to 17 Avenue S.W.

3) Site Consolidation

Prior to the approval of the initial development permit on the site:

a) the lots comprising the site shall be consolidated under one title; or

b) an agreement satisfactory to the City Solicitor shall be reached to acquire and consolidate under one title the relevant portion of road right-of-way within the site once it is legally and physically closed.

4) Screening

The north and east sides of the site shall be screened to the satisfaction of the Approving Authority by means of:

a) a minimum 1 metre high earth berm; and

b) coniferous trees on the top of the berm to a minimum of 3.5 metres in height with a maximum spacing of 2 metres.

5) Signage

a) Signage shall be restricted to the south face of the building with only one freestanding sign allowed at the southwest corner of the site adjacent to 17 Avenue S.W. to be constructed of similar materials as used on the building.

b) No sign, including the free-standing sign, shall be higher than the eave of the building.

6) Exterior Finish

- a) The exterior finish of the building shall be brick with a cedar shake roof to the satisfaction of the Approving Authority.
- b) The garbage enclosure shall be brick.

7) 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.