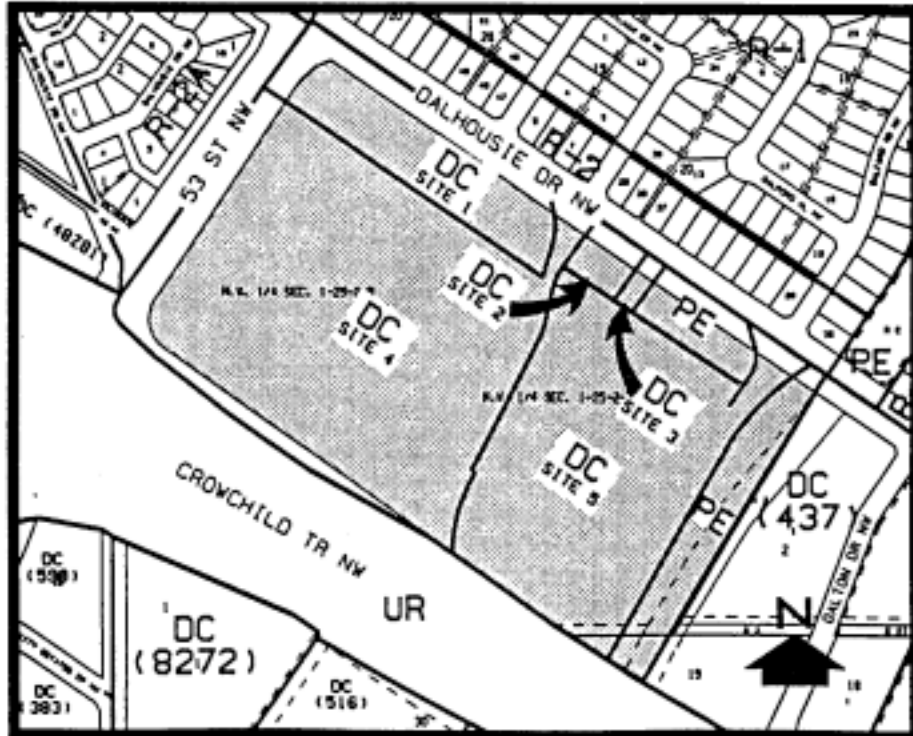


**Amendment No. 91/105**  
**Bylaw No. 64Z92**  
**Council Approval: 17 May 1992**

**SCHEDULE B**



A. Sites 1 and 2

1. Land Use (Site 1 - 1.206 ha.± and Site 2 - 0.22 ha.±)

The land use shall be for residential apartment development only.

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-5 Residential Medium Density Multi-dwelling District shall apply unless otherwise noted below:

- a) Density

The maximum density shall be 65 upa for Site 1 and Site 2 combined.

b) Building Height

Site 1 - maximum building height shall be 3 storeys towards the north (Dalhousie Drive frontage) and 4 storeys to the south.

Site 2 - maximum building height shall be 2 storeys towards the north and 3 three storeys to the south.

c) Parking

Site 1 - with the exception of visitor parking stalls only, all residential parking shall be underground.

d) Access

Vehicular access shall be restricted to the private road which intersects Dalhousie Drive opposite the east leg of Dalham Crescent N.W. with the exception of right in/right out access for visitor parking which shall be to the satisfaction of the Director of Transportation.

e) 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.

B. Site 3

1. Land Use (Site 3 - 0.06 ha.±)

The land use shall be for a child care facility only.

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 R-1 Residential Single-Detached District shall apply unless otherwise noted below:

a) Density

Maximum capacity shall be 80 children.

b) Access

A drop-off area on Dalhousie Drive and a right in/right out vehicular access to Dalhousie Drive for staff parking only, shall be permitted to the satisfaction of the Director of Transportation.

c) Play Areas

Outdoor play areas shall be to the side or rear of the building.

d) Signage

Signage shall be limited to one only, which shall not be greater than 600 mm by 1.2 m (2 ft. by 4 ft.).

e) 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.

C. Site 4

1. Land Use (Site 4 - 7.25 ha.±)

The land use shall be for a comprehensively designed sector shopping centre only.

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 C-5/.5 Shopping Centre Commercial District shall apply unless otherwise noted below:

a) Net Floor Area

The maximum shopping centre net floor area shall not exceed 17,560 m. sq. (189,000 sq. ft.±).

b) Landscaped Area

Soft landscaping shall be provided to an average width of 6 metres adjacent to the property line on the north, south and west sides.

c) Building Height

Maximum building height shall be 15 metres.

d) 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.

D. Site 5

1. Land Use (Site 5 - 4.8 ha.±)

The land use shall be for a mass transit terminal facility only, including a park and ride, kiss and ride, bus transfer area and pedestrian access system.

2. Development Guidelines

The General Rules for Special Districts contained in Section 48 of By-law 2P80 and the Permitted and Discretionary Use Rules of the PS Public Service District shall apply unless otherwise noted below:

a) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans including site layout, landscaping, parking and accesses and signage shall subsequently be submitted to the Approving Authorities as part of a development permit application.