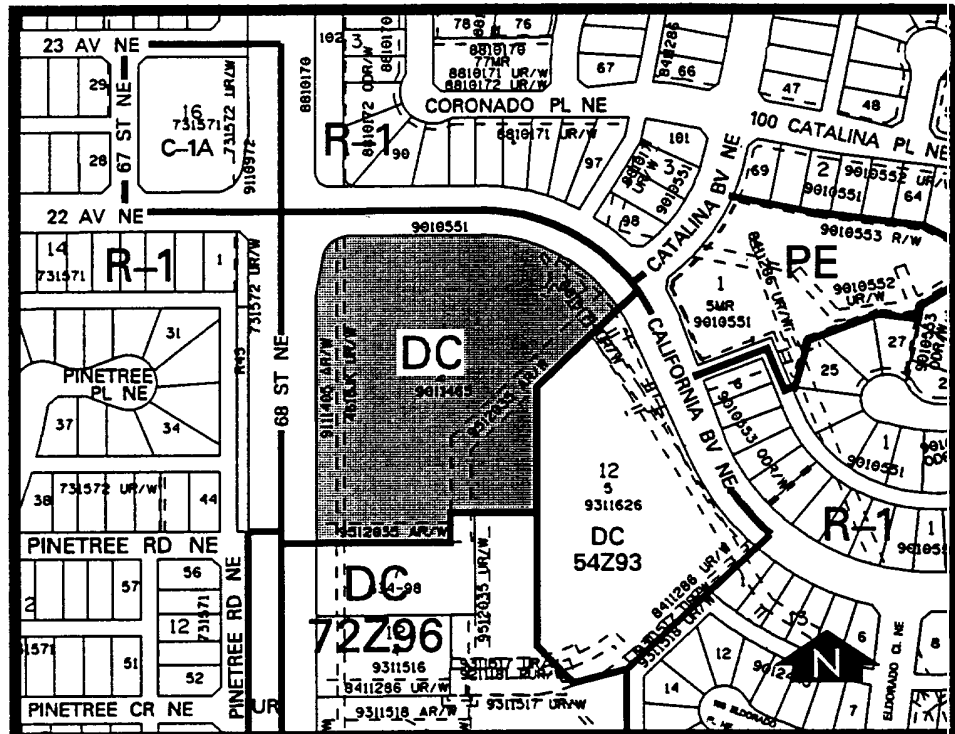


Amendment No. 99/029
Bylaw No. 68Z99
Council Approval: 12 October 1999

SCHEDULE B



1. LAND USE

The Permitted Use shall be apartments; and the discretionary uses of home occupation - class 1, a recreation building and Monterey Square Shopping Centre identification signage.

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. Vehicular Access and Egress

Site and Shopping Centre Access and Egress

- i. No direct vehicular access or egress shall be permitted from or to 68 Street NW.
- ii. One all turns access/egress will be permitted to California Boulevard at the Catalina Boulevard intersection and access/egress at any other location on California Boulevard shall be restricted to right turns in/out only, both to the satisfaction of the Director of Transportation.
- iii. A mutual access easement shall be registered, for the private road and sidewalk, on all the appropriate titles for any proposed shared access conditions, to the satisfaction of the Director of Transportation.
- iv. The road specified in (iii.) above shall have adequate street and sidewalk lighting for user safety, and speed bumps for traffic calming.
- v. Parking shall be prohibited on the private road.

b. Dwelling Units

The maximum number of dwelling units shall be 160.

c. Parking

A minimum of 239 resident underground parking stalls shall be provided.

d. Visitor Parking

A minimum of 32 visitor parking stalls shall be provided and designated as such.

e. Building Height

- i. The maximum building height shall be 3 storeys not exceeding 8.1 metres at the eaveline.
- ii. Notwithstanding 2(e).(i.), the maximum building height for any flat roof portion shall be 3 storeys not exceeding 9.0 metres.

f. Garbage Storage

The garbage enclosures shall be integrated with the building and visually screened from all adjacent sites and public thoroughfares.

g. Signage

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

h. Phasing

Development may be undertaken in a maximum of two phases, beginning with the northerly portion of the site followed by the southerly portion of the site, to the satisfaction of the Development Authority.

i. 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 design and site layout are consistent with the plans and renderings submitted to City Council during their consideration of this Bylaw.