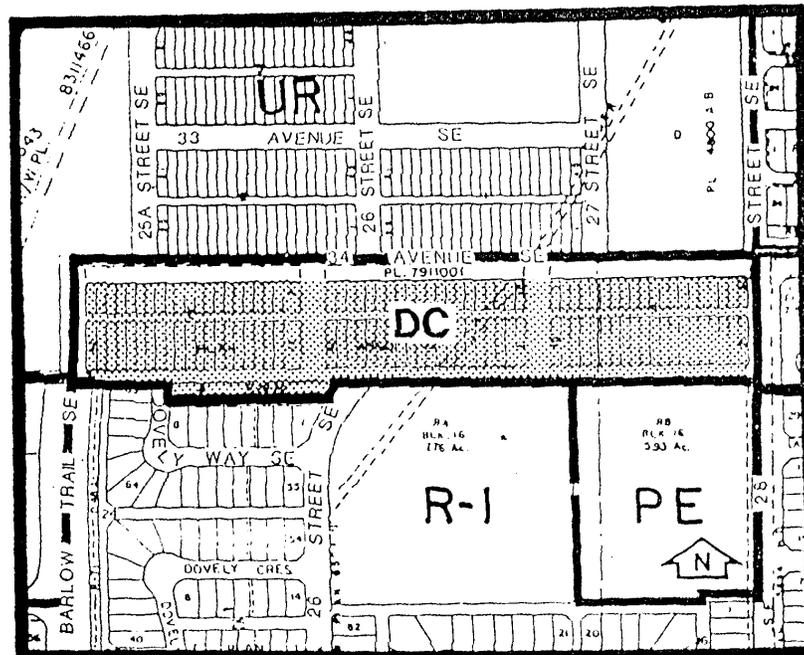


Amendment No. 87/132
Bylaw No. 27Z88
Council Approval: 18 April 1988

SCHEDULE B



1. Land Use

The land use shall be for a comprehensively designed low density residential development designed and intended to accommodate senior citizens with the additional use of an accessory recreation/amenity building.

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-1 (Residential Low Density Multi-Dwelling District) shall apply unless otherwise noted below.

a) Density

To a maximum of 10 units per acre in attached grouping of up to 8 units as determined by the Approving Authority at the time of the development permit application.

b) Parking

A minimum of one parking stall shall be provided on each unit site with additional visitor and storage parking to the satisfaction of the Approving Authority.

c) Landscaping

A detailed landscaping plan indicating boundary treatment, common area development and general unit planting shall be to the satisfaction of the Approving Authority, and that particular emphasis and Development Plans for this site include special attention to the portion of the site west of 26th Street S.E. to Barlow Trail S.E. and to mitigate the impact on adjacent residential development.

d) Access

Access and egress to the site shall only be from 34 Avenue Street at 26 Street and 28 Street S.E. No access shall be allowed from or to 26 Street south of the site. A bus trap, at the applicants expense, shall be provided on site in the 26 Street alignment to the satisfaction of the Approving Authority.

e) Design

The design character and appearance of the development shall be compatible with and complimentary to the surrounding residential areas.

f) Screening

The sites perimeter shall be suitably screened by uniform fencing or required sound attenuation treatment all to the satisfaction of the Approving Authority.

g) 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.