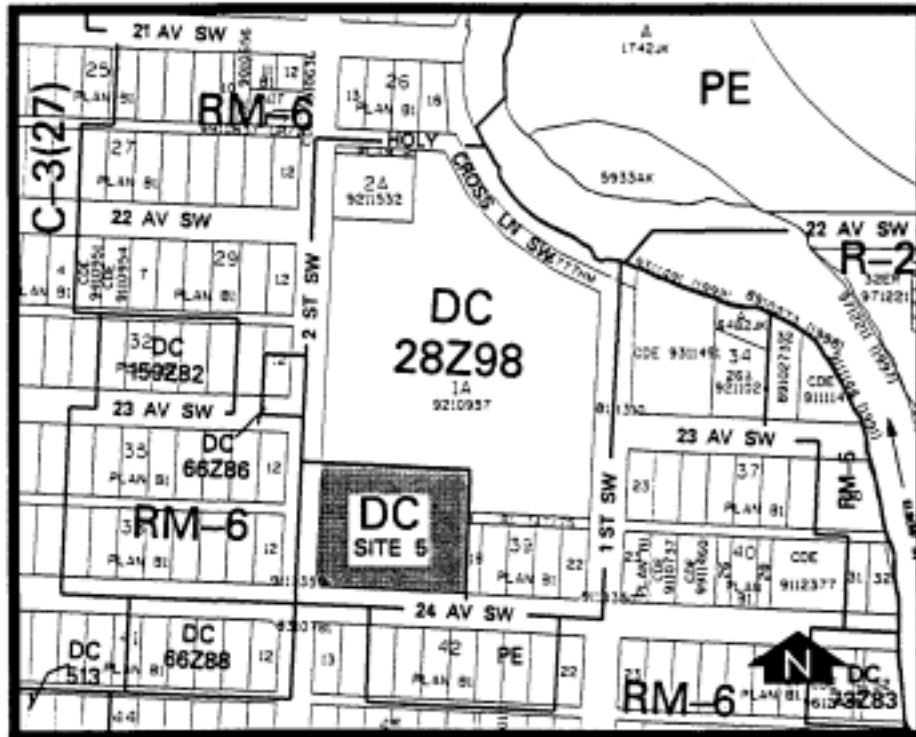


**Amendment No. 98/090  
Bylaw No. 97Z99  
Council Approval: 28 July 1999**

**SCHEDULE B**



**Site 5**

1. Land Use

The Permitted and Discretionary Uses of the PS Public Service District shall be the Permitted and Discretionary Uses respectively excepting Airports, Amusement arcades, Jails, detention homes and centres and Military establishments including residential quarters, special care facilities and with the additional Discretionary Uses of Group living accommodation, Offices, Assisted Living Accommodation and accessory uses within the building existing on the site at the time of approval of this bylaw.

For the purpose of this bylaw:

"Group living accommodation" means a building which provides sleeping accommodation or dwelling units for periods of not less than 30 days, which may have

such services as common dining, social/recreational activities and housekeeping within the complex but does not include a hotel, hostel, apartment-hotel or a lodging house.

“Assisted living accommodation” means a building which provides for the care of one or more individuals and provides dwelling units modified in terms of kitchen and living space as a result of the provision of such facilities and services as communal dining, social/recreational activities and housekeeping within the complex.

## 2. Development Guidelines

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

### a) Yards

A minimum of 6 metres abutting 24 Avenue SW and 2 Street SW.

### b) Parking

- i) On site parking, in accordance with Section 18 of Bylaw 2P80, shall be provided with each stage of development. Parking requirements for Assisted Living Accommodation shall be one stall per four units. Parking requirements for Group Living Accommodation shall be to the satisfaction of the Development Authority.
- ii) Parking existing as of the date of passage of this bylaw located within the required landscaped yard may be retained on a temporary basis but shall be removed in conjunction with the development of Site 6 as shown in Bylaw 96Z99. Such stalls shall not be counted towards fulfilling bylaw requirements.
- iii) Notwithstanding b(ii) above, temporary use of parking stalls within the yard area shall be discontinued and the area landscaped effective 2001 April 30. Pending a review of progress with respect to parkade construction, the Development Authority may issue a development permit for the continuance of the use of those stalls for a period not exceeding 1 year.

### c) Landscaped Area

All minimum required yards, City boulevards and areas not covered by buildings or parking areas shall be landscaped.

### d) Office Development

Office development which is not accessory to a Permitted or Discretionary Use shall be limited to a maximum of 2600 sq.m.

### e) Group Living Accommodation

The Development authority shall ensure that the project provides for appropriate building access, supervision and the provision of appropriately equipped kitchens, laundry and sanitary facilities to serve the number of residents proposed for the site. The maximum number of residents that may occupy the Group Living Accommodation is 210 persons.

f) Development Plans

Approval of this bylaw does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Development Authority as part of a development permit application.

g) Development Permit - Group Living Accommodation

The first development permit approved shall be for a term of not more than three (3) years and any subsequent development permit approval may be for a greater or lesser period of time including a development permit which is approved without any such limitation.