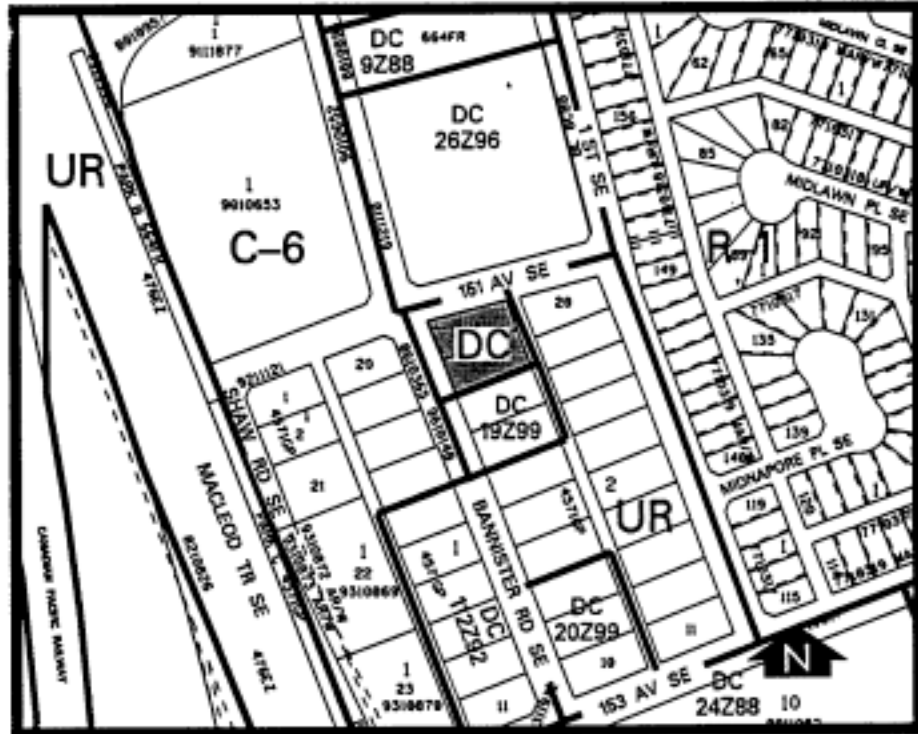


**Amendment No. 99/051
Bylaw No. 27Z2000
Council Approval: 13 March 2000**

SCHEDULE B



(1) LAND USE

The land use shall be an apartment building and home occupations - Class 1.

(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) Dwelling Units

A maximum of 28 dwelling units.

(b) Main Floor Geodetic Elevation

The main floor of the dwelling unit component shall not exceed a maximum geodetic elevation of 1048 metres.

(c) Building Height

- (i) A maximum of 3 storeys not exceeding 9 metres at any eaveline.
- (ii) Notwithstanding Section (c)(i), in the front or side yards, a maximum of 4 storeys not exceeding 12 metres at any eaveline provided that the first storey shall only comprise a parking structure.

(d) Building Setback in the Front and Side Yards

- (i) The front and side yard building setbacks shall be determined by the horizontal distance required to provide a maximum slope of 3:1 between the respective property lines and the main floor geodetic elevation.
- (ii) Notwithstanding Section (d)(i), the front yard shall be a minimum depth of 4.0 metres, and the southerly side yard shall be a minimum depth of 5.5 metres.

(e) Special Landscaping Requirements

The front and side yards adjoining the parking structure storey, as specified in Section (d) above, shall be terraced and/or backsloped to the top of the parking structure with hard and/or soft landscaping, and shall include shrubs and/or tree planting, to reduce the visual height of the parking structure storey, all to the satisfaction of the Approving Authority.

(f) Parking

- (i) Resident parking shall be provided in a parking structure at a rate of 1.25 stalls per dwelling unit.
- (ii) Visitor parking shall be located to the rear of the principal building or in the parking structure at a rate of 0.15 stalls per dwelling unit.

(g) Vehicle Access and Egress

Vehicle access and egress for the development shall be oriented to 151 Avenue S.E. and/or the abutting lane.

(h) 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.