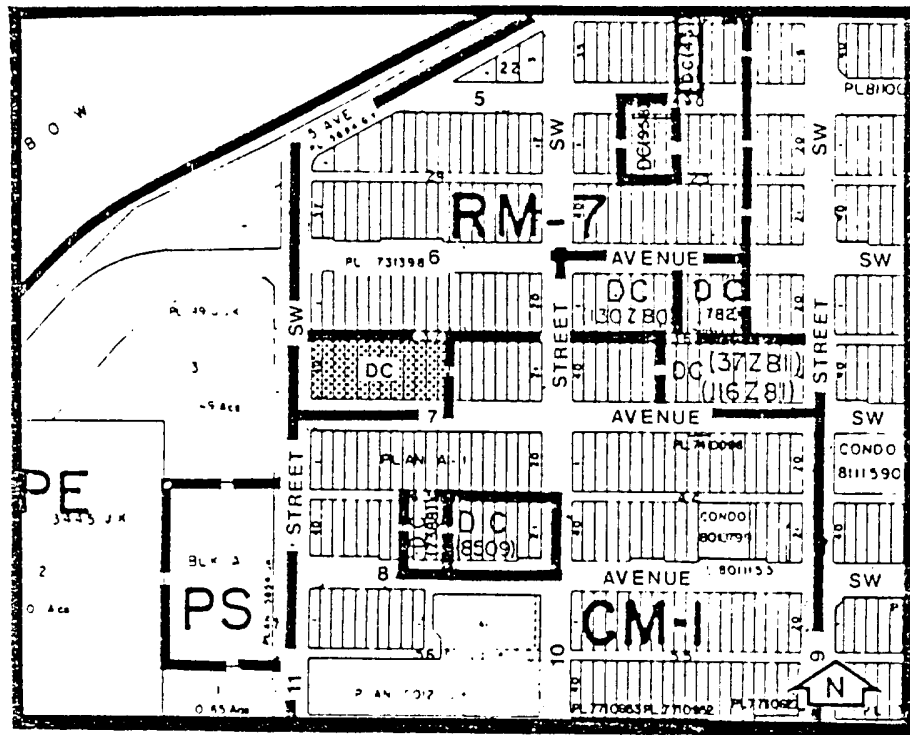


Amendment No. 81/265
Bylaw No. 65Z82
Council Approval: 20 April 1982

SCHEDULE B



1. Land Use

The land use shall be for a 410 unit senior citizen apartment development with associated recreational, administrative and convenience commercial uses on the first two floors 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-7 (residential high density multi-dwelling district) shall apply unless otherwise noted below.

A. Height

Maximum building height shall be 22 storeys not exceeding 61 metres at any eaveline (not including mechanical penthouse).

B. F.A.R.

Maximum floor area ratio shall be 8.92:1. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.

C. Yards

The following minimum yard measurements shall apply:

Front -3.963 metres (13 ft.)

Side - 4.75 metres (15.5 ft.)

Rear - 2.348 metres (7.7 ft.).

D. Landscaping

Landscaping shall cover a minimum of 30% of the net site area plus any adjoining boulevards. A detailed landscaping plan, including existing vegetation, shall be submitted to the Approving Authority for approval as part of a development permit application.

E. Parking

A minimum of 126 off-street parking stalls, of which 110 will be underground, shall be provided.

F. By-lawed Setback

No building or structure shall be permitted within the 2.134 metre by-lawed setback on 7 Avenue S.W.. The owner will be requested to dedicate the setback at the time of application for a development permit.

G. Corner Cut

No building or structure shall be permitted within the 3.0 metre corner cut at the intersection of 7 Avenue and 11 Street S.W. The owner will be requested to dedicate the corner cut at the time of application for a development permit.

H. 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. In considering such an application, the Approving Authorities shall ensure the building and site layout conform substantially to the plans and renderings submitted to City Council during their consideration of By-law 65Z82.