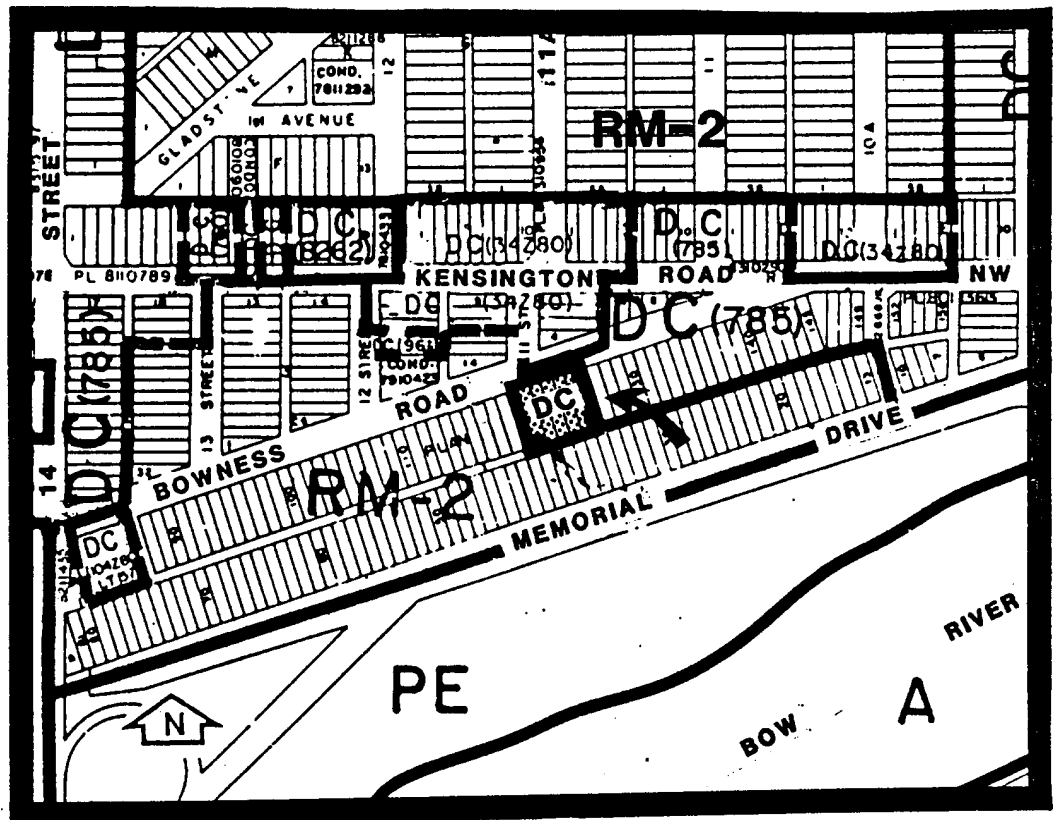


Amendment No. 84/010
Bylaw No. 38Z84
Council Approval: 14 May 1984

SCHEDULE B



1. Land Use

The land uses of Section 27(2) and 27(4) of By-law 2P80 shall apply in addition to parking areas and structures.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of By-law 2P80 and the Permitted and Discretionary Rules of the RM-2 (Residential Low Density Multi-Dwelling) District shall apply except for the following rules which shall apply to parking areas and structures only:

- (a) The following yard requirements shall apply:
 - (i) front yard - to the satisfaction of the Approving Authority;
 - (ii) east side yard - no requirement;

- (iii) west side yard - a minimum of 2.3 metres;
 - (iv) rear yard - no requirement.
- (b) The maximum building height shall be 12 metres.
- (c) The maximum number of parking stalls on the site shall be in the order of 16C stalls.
- (d) The required front and side yards shall be landscaped to the satisfaction of the Approving Authority.
- (e) A foundation capacity sufficient to support a parking structure containing 160 stalls, shall be provided at the first phase of development.
- (f) The front facade of a parking structure, at any stage of development, shall be designed to be compatible with and sensitive to the existing development to the east and west and shall:
 - (i) step down in height from east to west;
 - (ii) be clad with the face brick;
 - (iii) incorporate similar design features to those used in the neighbouring office building to the east, including brick coursing and horizontal and vertical design elements.
 - (iv) be designed to screen all parked cars from public view.
- (g) The western facade of a parking structure:
 - (i) where less than 2 metres in height, shall be fenced to the satisfaction of the Approving Authority, and
 - (ii) where greater than 2 metres in height, shall be designed to minimize any adverse effect on the adjacent residential site and shall:
 - (A) be finished with brick, to the satisfaction of the Approving Authority;
 - (B) be designed with a level of articulation providing visual relief and interest on the face of wall; and
 - (C) be designed to minimize noise and prevent overlooking from the parking structure onto the adjacent residential site.
- (h) The parking stalls required for the medical clinic shall be made available to the general public initially at no charge, at times other than the regular operating hours of the medical clinic, and any future charging for parking will be brought back to the C.P.C. for clarification.
- (i) The site shall be well signed to indicate the availability of public parking in the parking structure.
- (j) Except for the 73 parking spaces for the medical clinic, parking spaces provided on this site shall not be used for the purpose of reducing future on-site parking space requirements on other sites, as otherwise allowed by Section 18(1)(b) of By-law 2P80.

