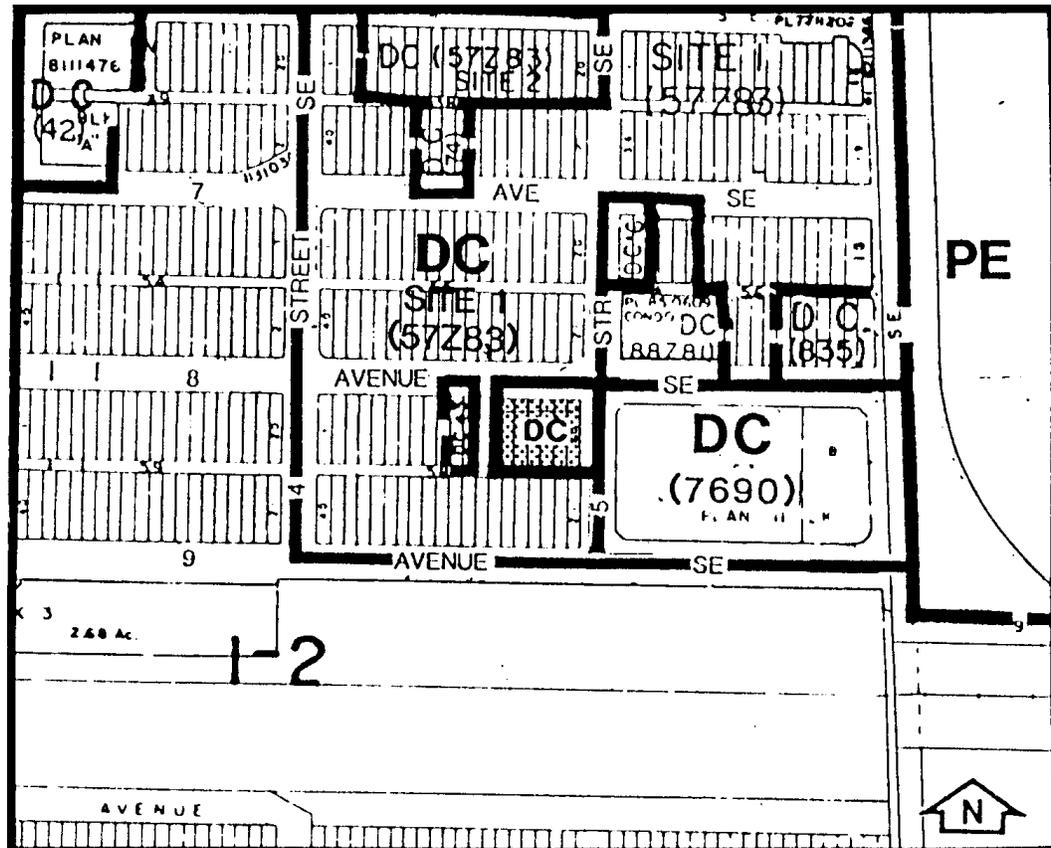


**Amendment No. 87/030**  
**Bylaw No. 57Z87**  
**Council Approval: 15 June 1987**

**SCHEDULE B**



1. Land Use  
The land use shall be for an apartment building with commercial at grade level fronting onto 8 Avenue only. In the interim, surface parking and signs may also be temporary discretionary uses.
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) Density

Maximum density shall be 138 bachelor efficiency units, 66 one-bedroom units and 482 m<sup>2</sup> gross floor area for commercial to a maximum F.A.R. of 6.23:1.

b) Height

Maximum building height shall be 45 metres.

c) Coverage

Maximum building coverage of the net site shall be 55.4%.

d) Project-Related Parking

A minimum of 129 off-street parking stalls shall be provided.

e) Access

No direct vehicular access or egress shall be permitted from or to 8 Avenue or 5 Street.

f) Landscaping Areas

In the order of 1048 m<sup>2</sup> landscaped areas shall be provided at grade and in landscaped decks generally as indicated on the drawings referred to in i) below.

g) Temporary Surface Parking Areas

As an interim use, the temporary surface parking area shall be designed and developed in conformity with the relevant Council policies and standards to the satisfaction of the Approving Authority, with particular attention to the quality of landscaping and fencing in proximity to existing and potential residential uses.

h) Signage

Any signage on the subject site shall conform with the Sign Appendix (Section 59 of By-law 2P80), with the Approving Authority considering the appropriateness of the signage relative to existing and future uses in this area.

i) 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 appearance, site layout and density conform substantially to the plans and renderings submitted to City Council during their consideration of By-law 206Z81, except for temporary surface parking in the interim.