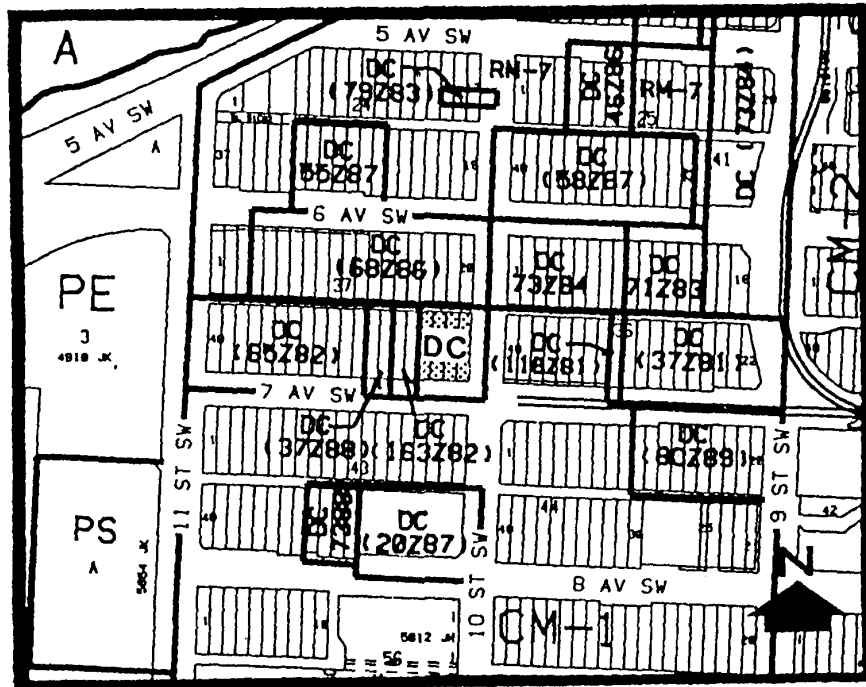


Amendment No. 90/087
Bylaw No. 126Z90
Council Approval: 09 October 1990

SCHEDULE B



1. Land Use

The permitted discretionary uses contained in Section 32, RM-7 Residential High Density Multi-Dwelling District shall be permitted and discretionary uses respectively, with the additional discretionary use of office, retail and restaurant uses on the first and second 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 21 storeys, not exceeding 65.4 metres.

b. Building Materials

Building materials shall be of high quality, including brick, tinted glazing and metal roof.

c. F.A.R.

Maximum floor area ratio shall be 11.7 F.A.R. with a maximum of 106 dwelling units. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.

d. Landscaping

Landscaping shall cover a minimum of 20 percent 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. Amenity Areas

- i) Communal - a minimum of 37 percent of the gross site area shall be provided as common amenity space for all residents, through a combination of indoor and outdoor spaces.
- ii) Private - the minimum private amenity area shall be 5.6 square metres with the minimum dimension of 1.8 metres.

f. Parking

A minimum of 115 parking stalls shall be provided, 114 underground and 1 at grade.

g. Access

Access and egress shall be determined at the time of application for a Development Permit, to the satisfaction of the Approving Authority.

h. Horizontal Separation Spaces From Living and Bed Room Windows to Rear and Side Property Lines.

- i) East - a minimum of 2 metres.
West - a minimum of 6 metres.

North - for 75% of the facade a minimum of 5 metres, on average; and for no greater than 25% of the facade a minimum of 4.0 metres for floors 4-18 and a minimum of 3.6 metres for floors 19-21.

i. Residential Units

No residential unit, other than that of a superintendent's or caretaker's apartment shall be located below a commercial use.

j. By-lawed Setback

No building or structure shall be permitted within the 2.134 metre by-lawed setback on 7th Avenue S.W. or the 3 metre corner cut area. The owner will be requested to dedicate the setback at the time of application for a Development Permit.

k. 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 conforms substantially to the plans and renderings submitted to City Council during their consideration of this By-law.

l. Access and egress shall be provided in accordance with the plans as submitted. Notwithstanding the above the layby and main condominium entrance shown on 7th Avenue are interim provisions. When the closure at 7 Avenue is required by the City Engineer, the layby and changes to the building will be undertaken by and at the expense of the registered owners of the building to the satisfaction of the Approving Authority and an agreement to this effect will be entered into.