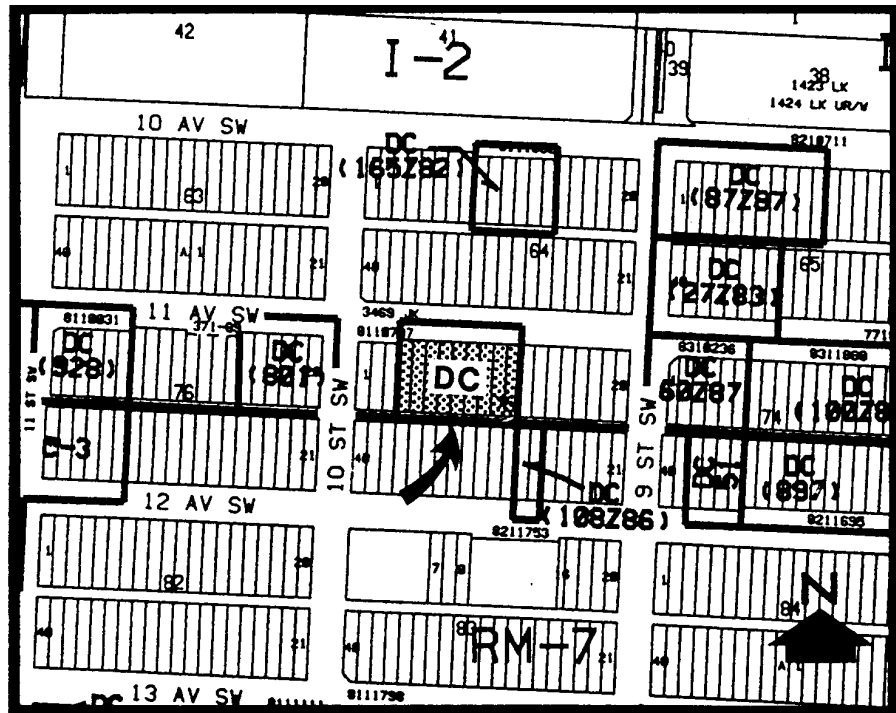


**Amendment No. 90/028**  
**Bylaw No. 91Z90**  
**Council Approval: 16 July 1990**

**SCHEDULE B**



1. Land Use

The Permitted and Discretionary uses contained in Section 32, RM-7 Residential High Density Multi-dwelling District, shall be the Permitted and Discretionary uses respectively.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of By-law 2P80 and the Permitted use 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 20 storeys, not exceeding 59 metres to the top of the building parapet (not including the mechanical penthouse);

b) Yards

Rear Yards

No window of a living room or bedroom shall be located closer than a horizontal distance of 6m from the rear property line along the easterly 32.445 m of the site.

No window of a living room or bedroom shall be located closer than a horizontal distance of 7.5 m from the rear property line along the westerly 36.135 of the site.

c) Residential Uses

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

d) Coverage

Maximum building coverage of the net site shall be 50%;

e) F.A.R.

Maximum floor area ratio shall be 8.25 with a maximum of 238 units. Any floor area totally or approximately above grade shall be included in the F.A.R. calculation.

f) Landscaping

Landscaping shall cover a minimum of 50% of the net site area plus any adjoining boulevards. A detailed landscaping plan, including existing vegetation, shall be submitted to the Approving Authorities for approval as part of the Development Permit application;

g) Parking

A minimum of 274 off street parking stalls, with 238 tenant parking stalls and 36 visitor parking stalls located completely below grade shall be provided;

h) Access

Access should be determined at the time of the application for a Development Permit to the satisfaction of the Approving Authorities;

i) By-law Setback

No building or structure shall be permitted within the 2.134 metre by-law setback on 11 Avenue South. The owner will be requested to dedicate the setback at time of application for a Development Permit;

j) 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 access, shall be subsequently submitted to the Approving Authorities as part of a Development Permit application. In considering such a application, the Approving Authorities shall ensure that 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.