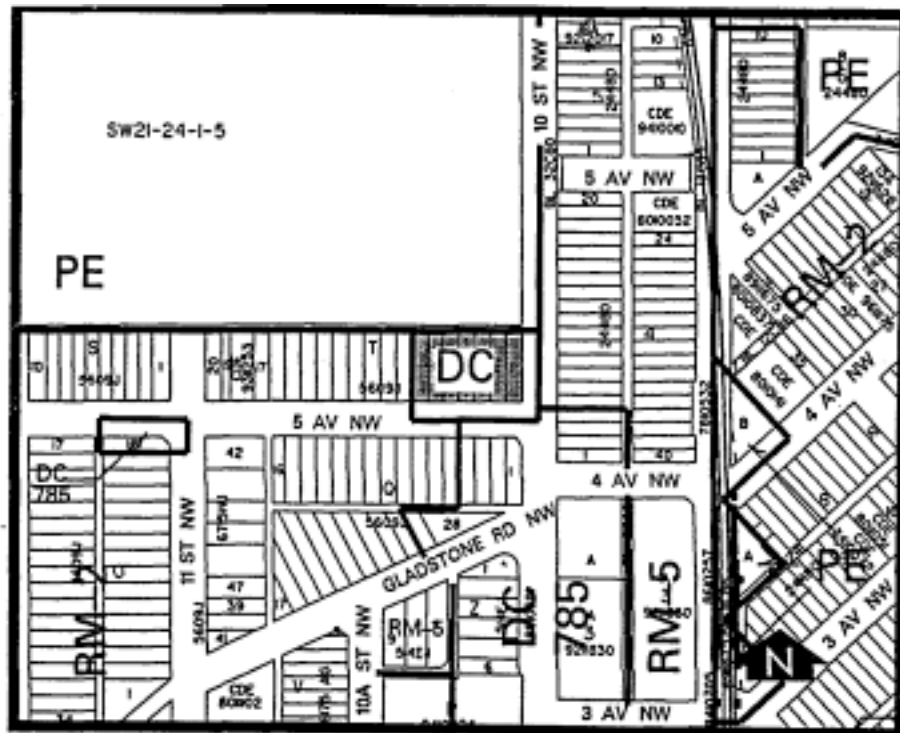


**Amendment No. 97/089**  
**Bylaw No. 117Z97**  
Council Approval: 24 November 1997

**SCHEDULE B**



1. Land Use

The permitted use shall be an apartment building.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the RM-4 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

a. Dwelling Density

A maximum of 28 dwelling units.

b. Sideyard Encroachment

# Amendment No. 97/089

## Bylaw No. 117Z97

### SCHEDULE B

#### CONTINUED

The development may encroach into the sideyard adjoining 10 Street in respect of the corner turrets and eaves as indicated in the plans and renderings considered by Council for this bylaw.

c. Screening

The development shall provide screening either through fencing or landscaping, or a combination of both, to ensure the mutual privacy of the residences on either side of the west property line, subject to the satisfaction of the Approving Authority.

d. Building Height

The maximum building height and eaves height shall be as indicated on the elevations presented to City Council for their consideration of this bylaw.

e. Landscape Area

i. The development shall provide landscaping over a minimum of 31 percent of the site area, including the private courtyards and entrance staircase on 5 Avenue.

ii. The development shall provided grass and 6 large trees in the r.o.w. setback on 10 Street.

f. Development Plans

Approval of this application does not constitute approval of a development permit. An application for a development permit shall subsequently be submitted to the Approving Authority in accordance with Section 10 of Land Use Bylaw 2P80. In considering such an application, the Approving Authority shall ensure that, in addition to complying with all the development guidelines contained in this bylaw, the building design and site layout are the same or substantially similar to the plans and renderings presented to Council during their consideration of this bylaw.