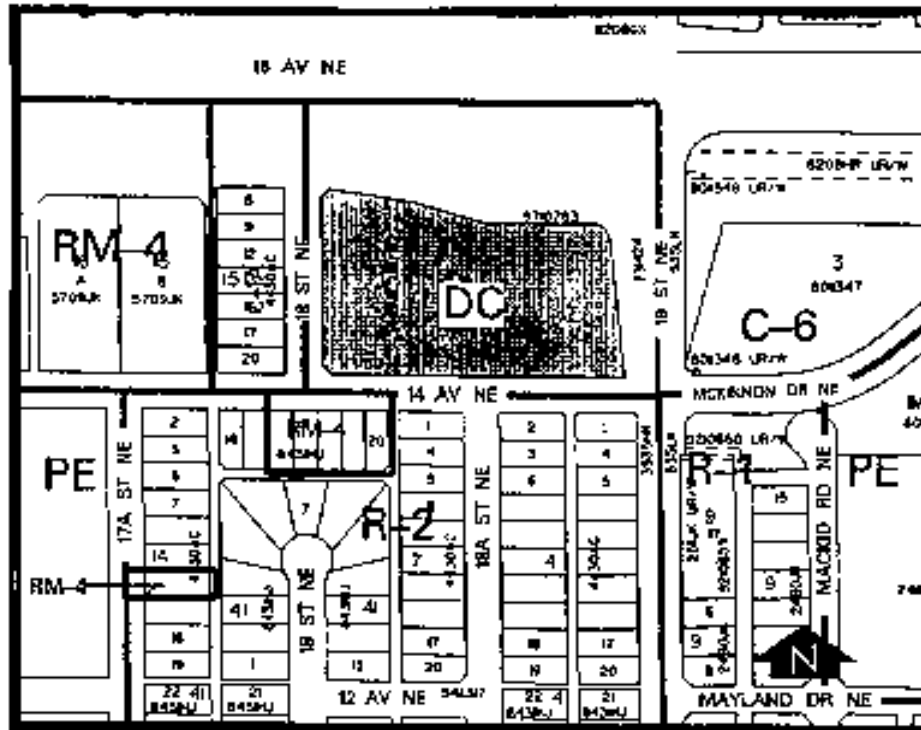


Amendment No. 97/074
Bylaw No. 14Z98
Council Approval: 09 February 1998

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. Density

A maximum of 101 dwelling units.

b. Development Agreement

Prior to the release of a development permit, the applicant shall enter into a development agreement to the satisfaction of the City Solicitor.

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SCHEDULE B

CONTINUED

c. Regional Pathway

The Developer shall be required to construct the Regional Pathway portion adjacent to the site, to the standard 2.5 metre width on the north boulevard of the 14 Avenue road right-of-way, to the satisfaction of the City Engineer.

d. Surface Transportation Noise Study

At the time of application for a development permit, the applicant shall submit a Surface Transportation Noise Study to determine the noise impacts of the surrounding roads on the site, and the measures required for noise attenuation, to the satisfaction of the Director of Transportation.

e. Landscaping

1. The City boulevards on 14 Avenue N.E., 18 Street N.E and 19 Street N.E. shall be planted with trees subject to the availability of a line assignment for treeplanting to the satisfaction of the Approving Authority.

ii. A gate shall be provided on the east and north perimeter fence to allow for groundskeeping outside the fence.

f. Visual Screening

The development shall provide visual screening of traffic from the adjoining 16 Avenue and 19 Street N.E., as measured from 4.0 m above

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SCHEDULE B

CONTINUED

the elevation of the carriageways to 1.5 m above the elevation of the ground floor, to the satisfaction of the Approving Authority.

g. Private Outdoor Amenity Space

- i. Dwellings at the ground floor level, with the exception of the 4 units designated as "E1" in the plans submitted for this Bylaw, shall have a private outdoor amenity space in conformity with Section 20(17) of Land Use Bylaw 2P80.
- ii. Dwellings on the second and third storeys shall not require a private outdoor amenity space.

h. Common Outdoor Amenity Space

The development shall provide common outdoor amenity space, as follows:

- i. A common balcony located on the third storey adjoining the elevator lobby and overlooking the building entrance.
 - ii. Three gazebos and four seating stations connected by a hard-surface pathway around the perimeter of the site.
- i. Construction Phasing

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SCHEDULE B

CONTINUED

The construction of the development, and occupancy, may be undertaken in two phases, with Phase I and Phase II designated as the easterly and westerly portions of the development respectively as indicated in the plans submitted for this Bylaw.

j. 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 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 City Council during their consideration of this Bylaw.