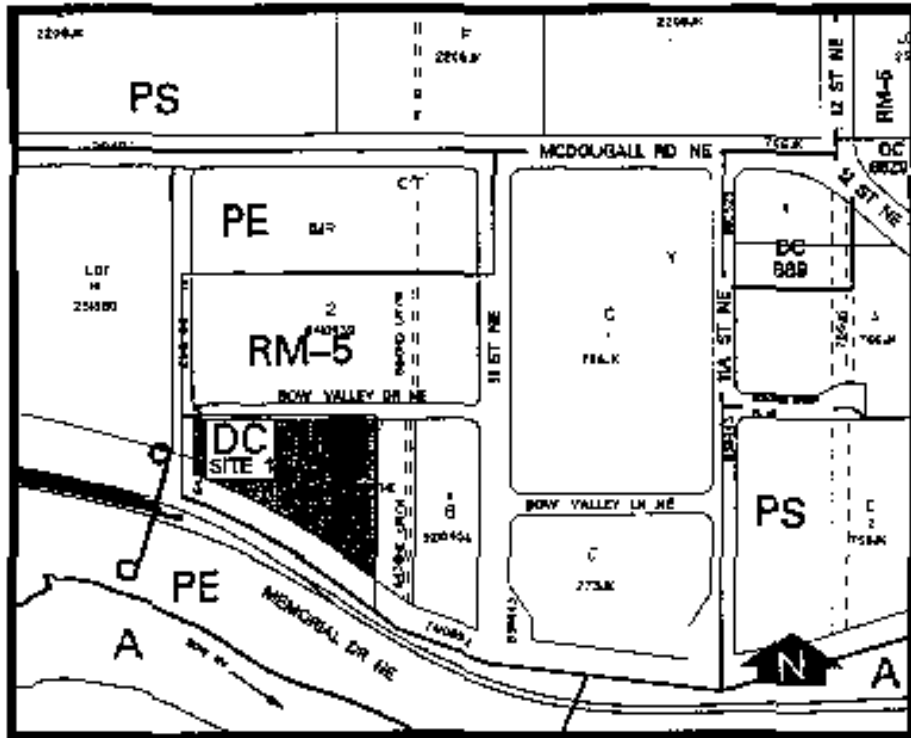


Amendment No. 98/007
Bylaw No. 43Z98
Council Approval: 11 May 1998

SCHEDULE B



SITE 1

1. Land Use
 1. The permitted use shall be an apartment building with lodge accommodation.
 2. For the purpose of this Bylaw lodge accommodation means accommodation for seniors which consists of studio or one bedroom suites without kitchen facilities where residents share a common dining room, activity areas, lounges and common amenities.
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-5 Residential Medium Density Multi-Dwelling District shall apply, unless otherwise noted below.

1. Residential Density

A maximum of 133 housing units.

b. Parking

A minimum of 1 resident stall per 7 housing units and 1 visitor stall per 20 housing units.

3. Landscaped Area

A minimum of 40% of the site area and all adjoining City boulevards to the satisfaction of the Approving Authority.

4. Amenity Space

1. Private outdoor amenity space shall not be required.

2. The development shall provide common indoor space at a minimum of 4.6 square metres per housing unit.

3. The development shall provide a comprehensive pedestrian walkway system within the grounds of the Site as well as provide connections to both adjoining development and the public sidewalk in the adjacent City boulevard subject to the satisfaction of the Approving Authority.

e. 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.

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 City Council during their consideration of this Bylaw.