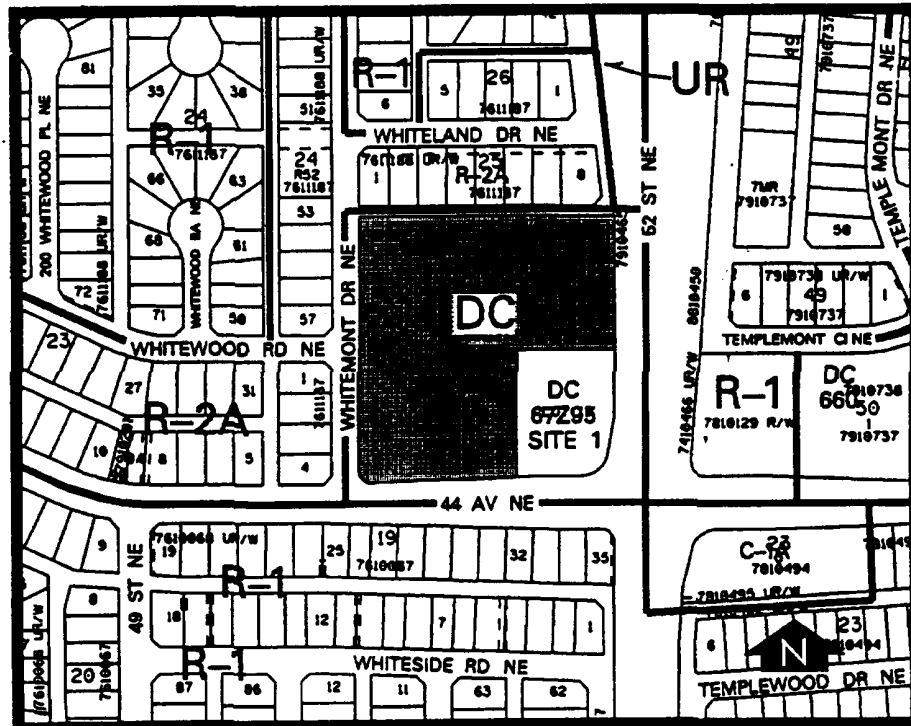


Amendment No. 99/052
Bylaw No. 118Z99
Council Approval: 04 October 1999

SCHEDULE B



1. Land Use

The land use shall be for a comprehensively designed multi-dwelling residential complex for elderly persons, comprised of assisted-living units and independent living units in the form of townhouses and ancillary support uses directly related to the residential uses.

For the purposes of this Bylaw, "assisted-living units" means dwelling units modified in terms of kitchen and living space as a result of the provision of such facilities and services as communal dining, social/recreational activities and housekeeping within the complex.

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

- (i) A maximum of 147 assisted-living units, including managers' suites.
- (ii) A maximum of 16 independent living units in the form of townhouse units.

b. Parking

A minimum of 80 on-site parking stalls shall be provided.

c. Building Height

The maximum building height for the assisted-living units shall be 3 storeys with a height of 9 metres to the eaveline.

d. Landscaping

A minimum of 40 percent of the site plus all adjoining City boulevards shall be landscaped in accordance with plans submitted and to the satisfaction of the Approving Authority.

e. Signage

A maximum of two freestanding entrance signs shall be allowed at the main access and egress points to the site.

f. Access:

- (i) No access shall be permitted to 52 Street NE.
- (ii) No direct vehicular access is permitted to or from the residential lane.

g. Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Approving Authority as part of a development permit application. In considering such an application, the Approving Authority shall ensure the building design and site layout are consistent with the plans, renderings and visual materials presented to City Council during their consideration of this Bylaw.