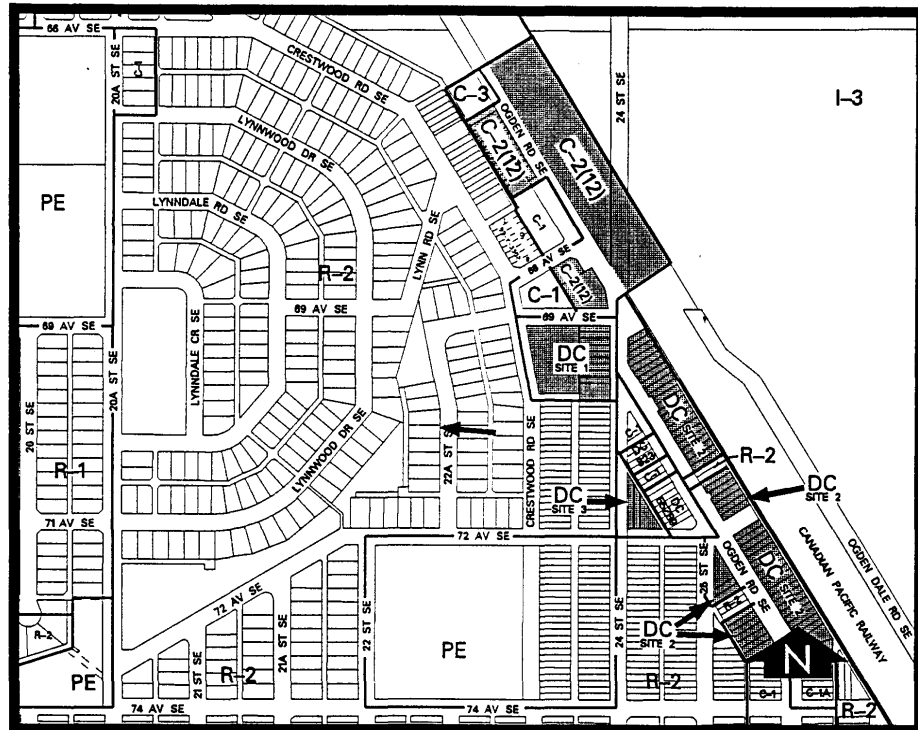


Amendment No. 99/105
Bylaw No. 120Z99
Council Approval: 16 February 2000

SCHEDULE B



SITE 1

1. LAND USE

The land use shall be for a comprehensively designed apartment building with the additional discretionary uses of medical clinics, offices, personal service businesses, grocery stores, restaurant - food service only, restaurant/drinking establishments, and outdoor cafes.

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.

Residential Uses

(a) Density

The maximum density shall be 128 dwelling units.

(b) Height

The maximum building height shall be:

- (i) four storeys not exceeding 12 metres at any eaveline for that portion of the building fronting on Ogden Road (24th Street SE) and 69th Avenue;
- (ii) three storeys not exceeding 9 metres at the eaveline for that portion of the building fronting on Crestwood Road;
- (iii) two storeys for that portion of the building that abuts the existing residential development to the south;
- (iv) three storey portion will taper to two storeys mid-block of the Crestwood Road side of the building.

(c) Heritage Theme

Development shall include signage that conforms to the "Railway Heritage" Development Guidelines as outlined in the Millican-Ogden Area Redevelopment Plan.

(d) Access

Access and egress shall be from 69th Avenue SE only.

Commercial Uses

- (a) Commercial uses shall only be contained within the first storey of the apartment building and shall only front on Ogden Road SE (24th Street SE).

(b) Yards on Ogden Road

Yards fronting on Ogden Road shall address the pedestrian needs identified in the Millican-Ogden Area Redevelopment Plan.

(c) Restaurants

- (i) A restaurant - food service only or restaurant/drinking establishment shall have a maximum net floor area of 75 square metres excluding kitchen area.
- (ii) An outdoor café shall have a maximum gross floor area of 25 square metres.

(d) Parking

The provision and location of parking for commercial uses shall be to the satisfaction of the Approving Authority.

- (e) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Approval Authority as part of a development permit application.

SITE 2

1. LAND USE

The Permitted and Discretionary Uses of the R-2 Residential Low Density District shall be the Permitted and Discretionary Uses respectively with the additional Discretionary Use of live-work units.

For the purpose of this Bylaw, "live-work units" means the use of a dwelling unit by the resident for work purposes which may include, but is not limited to, offices, personal services businesses, retailing of goods produced on-site, craft production, or other similar small scale production activities.

The following uses are prohibited:

- Auto body and paint shops;
- Automotive sales and rentals;
- Automotive services;
- Automotive specialties.

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 R-2 Residential Low Density District shall apply unless noted below:

Live-Work

- (a) Dwelling units shall not have an entrance separate from the entrance to any work component of the unit.
- (b) The work uses shall only be located on the main floor. In the case of a single storey dwelling, the working area shall not exceed 50 percent of the total floor area.
- (c) The units shall be for both dwelling and working use of the residents. Only the resident of the dwelling unit shall operate a live-work unit.
- (d) Parking

A minimum of two on-site parking stalls shall be provided for each dwelling unit.
- (e) Signage

Signage shall be non-illuminated and should be limited in size, design and location and must be compatible with the residential neighbourhood to the satisfaction of the Approving Authority.

(f) Accessory Building

Accessory buildings may be permitted where they serve only the residential uses on the site.

(g) Outside Storage

There shall be no outside storage of materials, goods or equipment on, or immediately adjacent to, the site.

(h) Employees

One non-resident employee or business partner may work on site provided there is no direct correlation with an increase in business associated visits to the site.

(i) Performance Standard

No use shall create a nuisance by way of electronic interference, dust, noise, odour, smoke, bright light or anything of an offensive or objectionable nature which is detectable to normal sensory perception outside the building unit.

Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted the Approving Authority as part of a development permit application.

SITE 3

1. LAND USE

The land use shall be for townhouses, stacked townhouses, live-work units, and home occupation - Class 1.

For the purpose of this Bylaw, "live-work units" means the use of a dwelling unit by the resident for work purposes which may include, but is not limited to, offices, personal services businesses, retailing of goods produced on-site, craft production, or other similar small scale production activities.

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-2 Residential Low Density Multi-Dwelling District shall apply unless otherwise noted below:

Townhouse and Stacked Townhouse Dwellings

Density

A maximum of seven units in total.

Live-Work

- (a) Dwelling units shall not have a separate entrance to any work component of the unit.
- (b) In a two story unit, the work area should be on the main floor with the dwelling portion above.
- (c) The units shall be for both dwelling and working use of the residents. Only the resident of the dwelling unit shall operate a live-work unit.

- (d) Parking

A minimum of two on-site parking stalls shall be provided for each dwelling unit.

- (e) Signage

Signage shall be non-illuminated and should be limited in size, design and location and must be compatible with the residential neighbourhood to the satisfaction of the Approving Authority.

- (f) Accessory Building

Accessory buildings may be permitted where they serve only the residential uses on the site.

- (g) Outside Storage

There shall be no outside storage of materials, goods or equipment on, or immediately adjacent to, the site.

- (h) Employees

One non-resident employee or business partner may work on site provided there is no direct correlation with an increase in business associated visits to the site.

- (i) Performance Standard

No use shall create a nuisance by way of electronic interference, dust, noise, odour, smoke, bright light or anything of an offensive or objectionable nature which is detectable to normal sensory perception outside the building unit.

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.