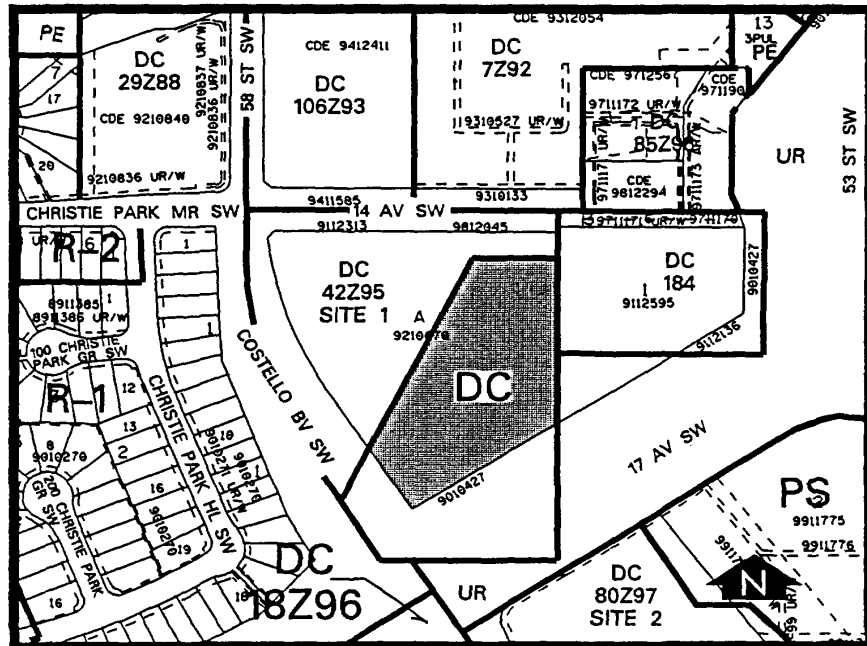


**Amendment No. 2000/012**  
**Bylaw No. 56Z2000**  
**Council Approval: 08 May 2000**

**SCHEDULE B**



1. Land Use

The land use shall be for a comprehensively-designed special care facility comprised of a building containing assisted living units and communal dining, recreational and social facilities and providing personal, medical and elderly day care services to meet the assisted living and special care needs of the clientele.

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. Assisted Living Unit

An assisted living unit shall

- (i) consist of two or more rooms used or designed to be used as a private residence by one or more persons, and

- (ii) contain living, sleeping and sanitary facilities but only ancillary cooking or dining facilities with such facilities to be supplemented by communal facilities provided within the same development.

b. Density

A maximum of 113 assisted living units per hectare.

c. Parking

- (i) A minimum of 0.5 parking stalls per assisted living unit.

- (ii) As a requirement of a development permit application or a subdivision application to create separate Certificates of Title, a parking analysis shall be submitted to evaluate the suitability of the parking on this site in relation to the parking provided on Site 1 of DC Direct Control Bylaw #42Z95, and, based on this analysis, the Approving Authority may increase or decrease the parking requirement.

d. Vehicular Access

- (i) Vehicular access and egress shall be from 14 Avenue SW only with no direct access or egress allowed to either Costello Boulevard SW or 17 Avenue SW.

- (ii) Provision shall be made for vehicular access and egress from 14 Avenue to the site through Site 1 of DC Direct Control Bylaw #42Z95 and, in the event of subdivision to create separate Certificates of Title, a joint access agreement shall be registered on this site and on Site 1 of DC Direct Control Bylaw #42Z95 to this effect.

e. Building Elevation

The maximum elevation of the roof peak of the building shall not exceed the 1182.9 metre geodetic by more than 150 millimetres.

f. Landscaping Features

The landscaping plan for the site shall incorporate pathways, seating and other landscaping features designed to meet the needs of mobility impaired persons.

g. Pedestrian Circulation

A public access easement shall be registered along the east side of the site to allow for pedestrian circulation between 14 Avenue SW and 17 Avenue SW.

h. 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.