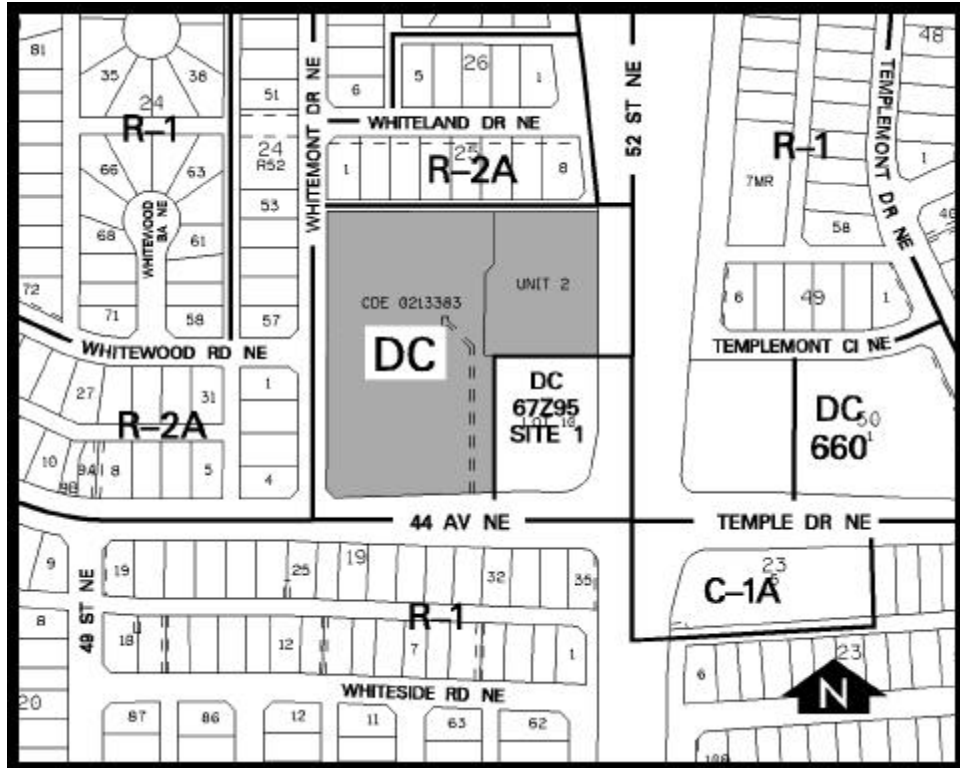


Amendment # LOC2004-0029
Bylaw # 56Z2004
Council Approval: 2004 July 19

SCHEDULE B



DC DIRECT CONTROL DISTRICT

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 apartments 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 shall apply to all uses and the Permitted Use Rules of the RM-4 Residential Medium Density Multi-Dwelling District shall apply to Permitted Uses and the Discretionary Use Rules of the RM-4

Residential Medium Density Multi-Dwelling District shall apply to Discretionary Uses, unless otherwise noted below.

(a) Density

- (i) A maximum of 147 assisted-living units, including manager's suites; and
- (ii) A maximum of 60 independent living units in the form of an apartment building.

(b) Parking

A minimum of 129 on-site parking stalls shall be provided. Resident parking for the 60 unit apartment building shall be provided in a below-grade parking structure.

(c) Building Height

A maximum of 3 storeys not exceeding 9 metres at any eaveline.

(d) Signage

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

(e) Vehicular Access

- (i) No access shall be permitted to 52 Street NE; and
- (ii) No access is permitted to or from the lane, to the north of the site.