

ATTACHMENT B PROPOSED GENERAL COVENANT TERMS

6340 McRobb Avenue – General Covenant Terms – CA17 and CA19

<i>Development Details</i>	
1.1	Limit Building 1 on the easterly portion of the lot to: <ul style="list-style-type: none"> • A maximum of six storeys; and • A maximum of 66 residential dwelling units.
1.2	Limit Buildings 2 and 3 on the westerly portion of the lot to: <ul style="list-style-type: none"> • A maximum of six storeys and 20.5m; and • A combined maximum of 266 residential dwelling units. <u>Should Building 2 be secured as a purpose-built rental building, then the maximum combined number of dwelling units of Buildings 2 and 3 must not exceed 296.</u>
1.3	<u>Require a minimum setback of 8.4m from the north property line for any portion of building above finished grade, except the uppermost floor which will require a minimum setback of 10.0m from the north property line.</u>
1.4	Require a minimum of 95% of all vehicle parking provided to be underground with vehicle access only from Calinda Street.
<i>Outdoor Space</i>	
2.1	<u>Outdoor common amenity spaces located within the central area between Buildings 2 and 3 will be shared between and available to residents in both buildings.</u>
<i>Amenity Contributions</i>	
3.1	A monetary contribution of \$175,000 will be paid towards the City's Housing Legacy Reserve Fund prior to building permit issuance for Building 2 or 3, whichever occurs first.

Items underlined are revisions proposed through CA19