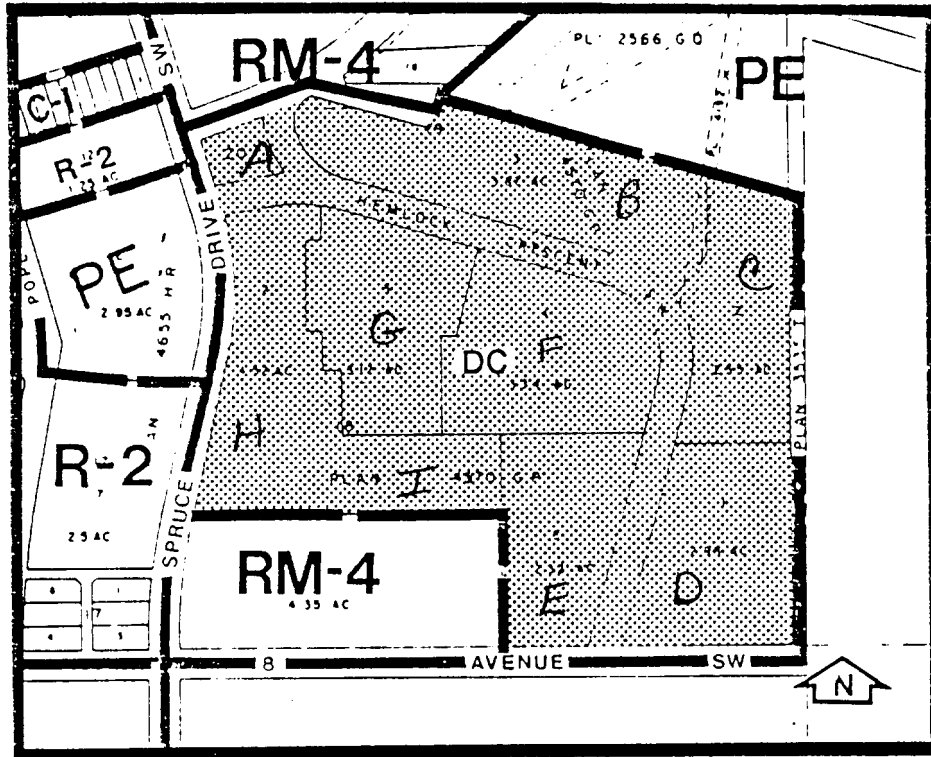


Amendment No. 82/064
Bylaw No. 128Z82
Council Approval: 19 July 1982

SCHEDULE B



1. Land Use

The land use shall be primarily residential with some local commercial and recreational uses to serve the development area, and shall be distributed in accordance with the concept plan submitted, as follows:

Parcel:

- A - Low-Rise Residential, Recreational
- B - Mid and High-Rise Residential, Local Commercial, Recreations Facilities.
- C - Mid and High-Rise Residential, Local Commercial, Recreational Facilities.
- D - Mid-Rise Residential, Recreational.
- E - Low-Rise Residential, Recreational.
- F - Mid-Rise Residential, Local Commercial, Recreational.

- G - Mid-Rise Residential, Local Commercial, Recreational.
- H - Low-Rise Residential, Recreational
- I - Recreational Open Space

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of By-law 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. Maximum residential density on a parcel by parcel basis in accordance with the concept plan submitted shall be as follows:

Parcel	Size Acre	Dwelling Units	Unit/ Acre	Unit/ Hectare
A	2.31	120	52	(129)
B	3.87	390	100	(248)
C	2.55	190	74	(174)
D	2.98	190	63	(157)
E	2.32	110	47	(117)
F	3.34	210	62	(155)
G	2.10	110	52	(129)
H	2.42	72	29	(73)
I	1.28	-	-	-
Total	23.17	1392	60	(148)

A 15% flexibility may be applied to the densities on parcels A to G and a 100% flexibility to parcel H (possible senior citizens site) provided the overall density does not exceed 1392 units.

- ii. Local retail and office commercial development shall be limited to a maximum of 3700m² with a corresponding reduction in residential development at a rate of 1 unit for every 100m² of commercial floor space.

b. Height

Maximum building height excluding mechanical penthouses, shall be as follows:

- A - 4 Storeys not exceeding 12 m at any eaveline.
- B - 22 Storeys not exceeding 70m at any eaveline.
- C - 24 Storeys not exceeding 75m at any eaveline.
- D - 9 Storeys not exceeding 28m at any eaveline.

- E - 3 Storeys not exceeding 9m at any eaveline.
- F - 11 Storeys not exceeding 34m at any eaveline.
- G - 6 Storeys not exceeding 16m at any eaveline.
- H - 3 Storeys not exceeding 9m at any eaveline.

c. Landscaping

Landscaping shall cover a minimum of 40% of the net site area plus any adjoining boulevards. A detailed landscaping plan, including existing vegetation, shall be submitted to the Approving Authority for approval as part of a development permit application.

Based on the concept plan submitted, and with a \pm 15% flexibility to a minimum of 40%, landscaping shall be provided as follows:

<u>Parcel</u>	<u>Percentage Landscaping</u>
A	54
B	61
C	65
D	40
E	42
F	55
G	65
H	50
I	100

d. Proximity to Golf Course

Design shall recognize the hazards of close proximity to the golf course in its building orientation, choice of finishing materials and micro land areas.

e. Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to the Approving Authorities as part of a development permit application. In considering such an application, the Approving Authorities shall ensure the building and site layout conform substantially to the plans and renderings submitted to City Council during their consideration of By-law 128Z82.