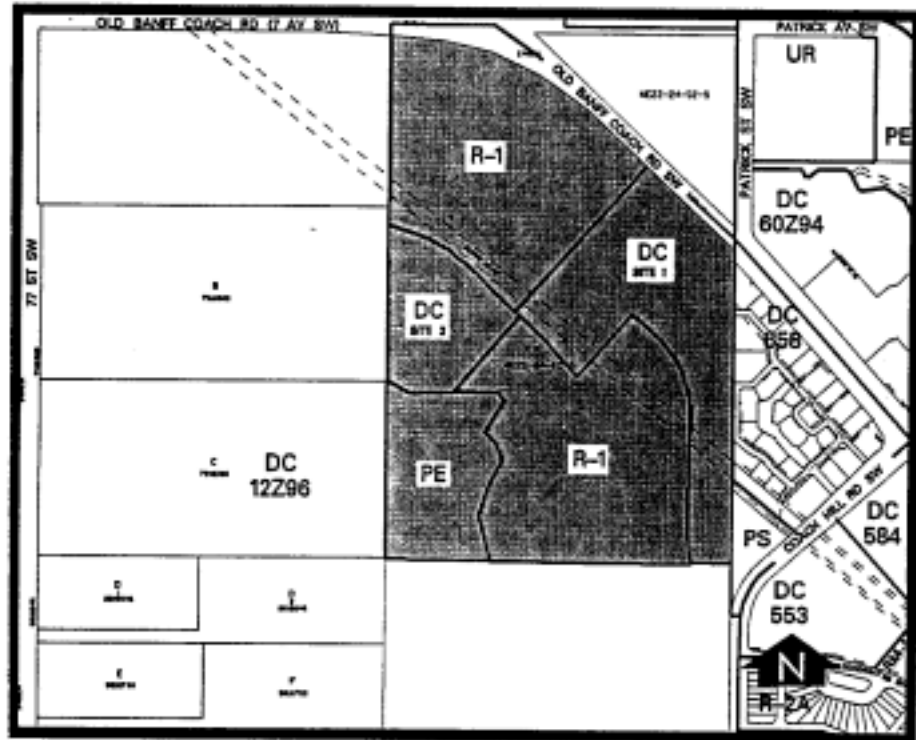


Amendment No. 98/079
Bylaw No. 106Z98
Council Approval: 14 December 1998

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Site 1 2.91 ha± (7.20 ac±)

1. Land Use

The Permitted and Discretionary Uses of the R-2A Residential Low Density District of Bylaw 2P80 shall be the permitted and discretionary uses respectively.

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-2A District shall apply unless otherwise noted below.

a) Lot Width

The minimum lot widths shall be 9.75 metres for single-detached units and 7.3 metres for semi-detached units and townhouse units.

b) Building Form

No two adjacent buildings shall contain more than three dwelling units in block faces containing more than 10 dwelling units, there shall be a mix of dwelling units of at least two product types in each block.

c) Garages

Front drive garages and/or driveways shall not be permitted. Rear garage shall be constructed at the same time as the principal residence and shall be complementary to it in terms of architecture, colours, materials, etc.

d) Laneways

All rear lanes shall be paved.

e) 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.

Site 2 1.67 ha± (4.12 ac±)

1. Land Use

The Permitted and Discretionary Uses of the RM-4 Residential Medium Density Multi-Dwelling District of Bylaw 2P80 shall be the permitted and discretionary uses respectively.

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 District shall apply unless otherwise noted below.

a) Density

The maximum number of units shall be 94.

b) Parking

A minimum of 1.5 stalls per unit, of which a minimum of 1.05 stalls per unit shall be underground.

c) Access

Permanent vehicle access shall be directed to 73 Street SW.

d) 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.