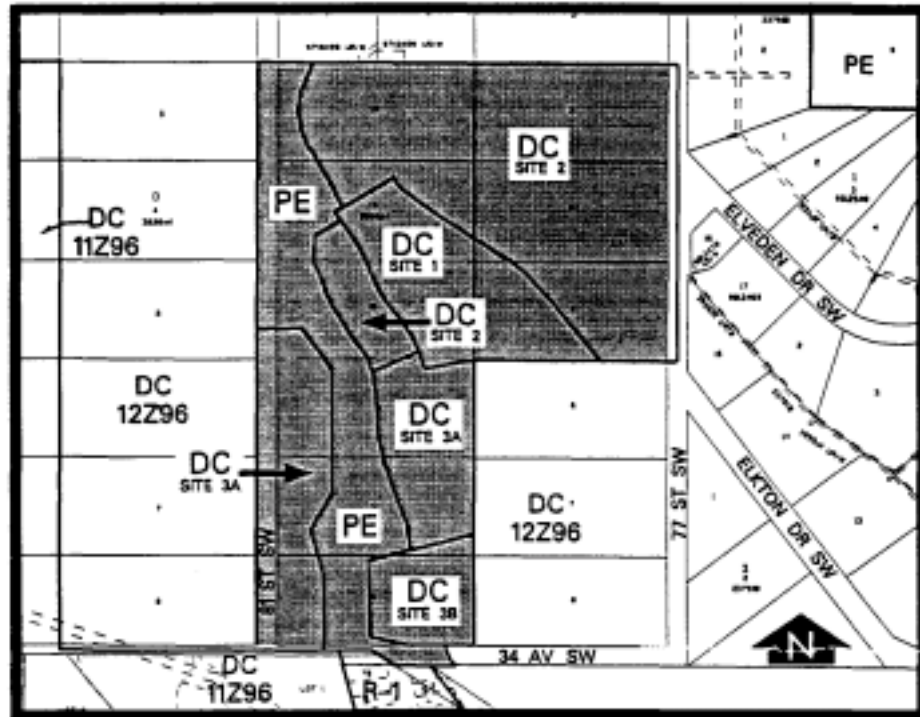


Amendment No. 99/009
Bylaw No. 80Z99
Council Approval: 28 July 1999

SCHEDULE B



Site 1 - 2.15± Hectares± (5.31 Acres±)

1. Land Use

The Permitted and Discretionary Uses of the R-1 Residential Single-Detached 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-1 Residential Single-Detached District shall apply unless otherwise noted below:

(a) Density

The maximum number of residential units shall be 20.

(b) Unit Area

A minimum of 930 square metres per bareland unit.

(c) Yards

(i) For the purpose of this bylaw, each bareland unit shall be considered a lot with respect to the application of the following front, side and rear yard requirements.

(ii) A minimum of 6.0 metres from the front of a building to a lot line.

(iii) A minimum of 1.83 metres from the side of a building to a lot line.

(iv) A minimum of 7.5 metres from the rear of the building to a lot line.

(d) Parking

All units shall have an attached garage.

(e) Building Design

(i) The design, character and appearance of the buildings shall be compatible with and complementary to the surrounding area.

(ii) In addition to the above, the site plan and building design shall address massing, height, orientation and coverage, as required in Section 1.7.7 Desirable Uses and Features of the East Springbank I Community Plan.

(f) Finishing Materials

All roofs shall be wood shakes, tiles or equivalent.

(g) Street Lighting

Pedestrian scale street lighting standards shall be provided.

(h) Architectural Controls for Hillside Development

Prior to or concurrent with each tentative plan, a development permit shall be submitted for the slope adaptive development guidelines, which shall address the following:

(i) Retention of the natural landform as much as possible, without mass regrading to create level lots on existing slopes;

(ii) The built form to step down the slope, utilizes natural grade variations through stepped, multi-level housing design. For steeper slopes (15% or greater), utilize terraces within the built form that are created by the multi-level stepped design for outdoor amenity space;

(iii) The site slope to be absorbed into the building massing, with exposed retaining walls having a maximum height of 1.2 metres (4 feet);

- (iv) Development proposals to ensure that changes to the natural drainage pattern, ground water levels, landform stability and erosion potential is minimized;
- (v) Development proposals to ensure the maximum amount of natural vegetation is retained on site, with the built form sensitively integrated into the natural terrain. The amount of paving should be kept to a minimum; and
- (vi) Building design, materials and retaining walls to blend with the natural setting. Variations in setbacks, building heights, orientation and grade levels are required to help mitigate the visual impact of a “wall” or “string” of development along and against the slopes.

(i) Environmentally Significant and Natural Areas

Existing environmentally significant and other natural areas shall be considered and where possible integrated into the site layout and design.

(j) Development Plans

Approval of this application does not constitute approval of a development permit; comprehensive plans, including building design, site layout, exterior finish and colour, landscaping, parking and access shall subsequently be submitted to the Development Authority as part of a development permit application.

Site 2 - 8.78± Hectares (21.70 Acres)

1. Land Use

The Permitted and Discretionary Uses of the R-1 Residential Single-Detached 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-1 Residential Single-Detached District shall apply unless otherwise noted below:

(a) Side Yard

A minimum width of 2.4 metres.

(b) Lot Width

A minimum of 24 metres.

(c) Lot Area

A minimum of 1290 square metres except that a minimum of 1200 square metres may be provided where a minimum of 1290 square metres averaged over all the Site 2 lots in a tentative plan is maintained.

(d) Parking

All units shall have an attached garage.

(e) Density

The maximum number of residential lots shall be 55 over the entire site.

(f) Finishing Materials

All roofs shall be wood shakes, tiles or equivalent.

(g) Street Lighting

Pedestrian scale street lighting standards shall be provided.

(h) Building Design

(i) The design, character and appearance of the buildings shall be compatible with and complementary to the surrounding area.

(ii) In addition to the above, the site plan and building design shall address massing, height, orientation and coverage, as required in Section 1.7.7 Desirable Uses and Features of the East Springbank I Community Plan.

(i) Architectural Controls for Hillside Development

Prior to or concurrent with each tentative plan, a development permit shall be submitted for the slope adaptive development guidelines, which shall address the following:

(i) Retention of the natural landform as much as possible, without mass regrading to create level lots on existing slopes;

(ii) The built form to step down the slope, utilizes natural grade variations through stepped, multi-level housing design. For steeper slopes (15% or greater), utilize terraces within the built form that are created by the multi-level stepped design for outdoor amenity space;

(iii) The site slope to be absorbed into the building massing, with exposed retaining walls having a maximum height of 1.2 metres (4 feet);

(iv) Development proposals to ensure that changes to the natural drainage pattern, ground water levels, landform stability and erosion potential is minimized;

(v) Development proposals to ensure the maximum amount of natural vegetation is retained on site, with the built form sensitively integrated into the natural terrain. The amount of paving should be kept to a minimum; and

(vi) Building design, materials and retaining walls to blend with the natural setting. Variations in setbacks, building heights, orientation and grade levels are required to help mitigate the visual impact of a “wall” or “string” of development along and against the slopes.

(j) Environmentally Significant and Natural Areas

Existing environmentally significant and other natural areas shall be considered and where possible integrated into the site layout and design.

(k) Heritage Site

The designated O’Connell Heritage Site be retained on a residential lot.

Site 3A and 3B - 4.25± Hectares (10.50 Acres)

1. Land Use

The Permitted and Discretionary Uses of the R-1 Residential Single-Detached 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-1 Residential Single-Detached District shall apply unless otherwise noted below:

(a) Side Yard

A minimum width of 2.4 metres.

(b) Lot Width

A minimum of 24 metres.

(c) Lot Area

Site 3A

A minimum of 1100 square metres per lot.

Site 3B

A minimum of 1100 square metres per lot except that a minimum of 1020 square metres may be provided where a minimum of 1100 square metres averaged over all the Site 3B lots in a tentative plan is maintained.

(d) Parking

All units shall have an attached garage.

(e) Density

The maximum number of residential lots shall be 35 over the entire site.

(f) Finishing Materials

All roofs shall be wood shakes, tiles or equivalent.

(g) Street Lighting

Pedestrian scale street lighting standards shall be provided.

(h) Building Design

(i) The design, character and appearance of the buildings shall be compatible with and complementary to the surrounding area.

(ii) In addition to the above, the site plan and building design shall address massing, height, orientation and coverage, as required in Section 1.7.7 Desirable Uses and Features of the East Springbank I Community Plan.

(i) Architectural Controls for Hillside Development

Prior to or concurrent with each tentative plan, a development permit shall be submitted for the slope adaptive development guidelines, which shall address the following:

(i) Retention of the natural landform as much as possible, without mass regrading to create level lots on existing slopes;

(ii) The built form to step down the slope, utilizes natural grade variations through stepped, multi-level housing design. For steeper slopes (15% or greater), utilize terraces within the built form that are created by the multi-level stepped design for outdoor amenity space;

(iii) The site slope to be absorbed into the building massing, with exposed retaining walls having a maximum height of 1.2 metres (4 feet);

(iv) Development proposals to ensure that changes to the natural drainage pattern, ground water levels, landform stability and erosion potential is minimized;

(v) Development proposals to ensure the maximum amount of natural vegetation is retained on site, with the built form sensitively integrated into the natural terrain. The amount of paving should be kept to a minimum; and

(vi) Building design, materials and retaining walls to blend with the natural setting. Variations in setbacks, building heights, orientation and grade levels are required to help mitigate the visual impact of a "wall" or "string" of development along and against the slopes.

(j) Environmentally Significant and Natural Areas

Existing environmentally significant and other natural areas shall be considered and where possible integrated into the site layout and design.