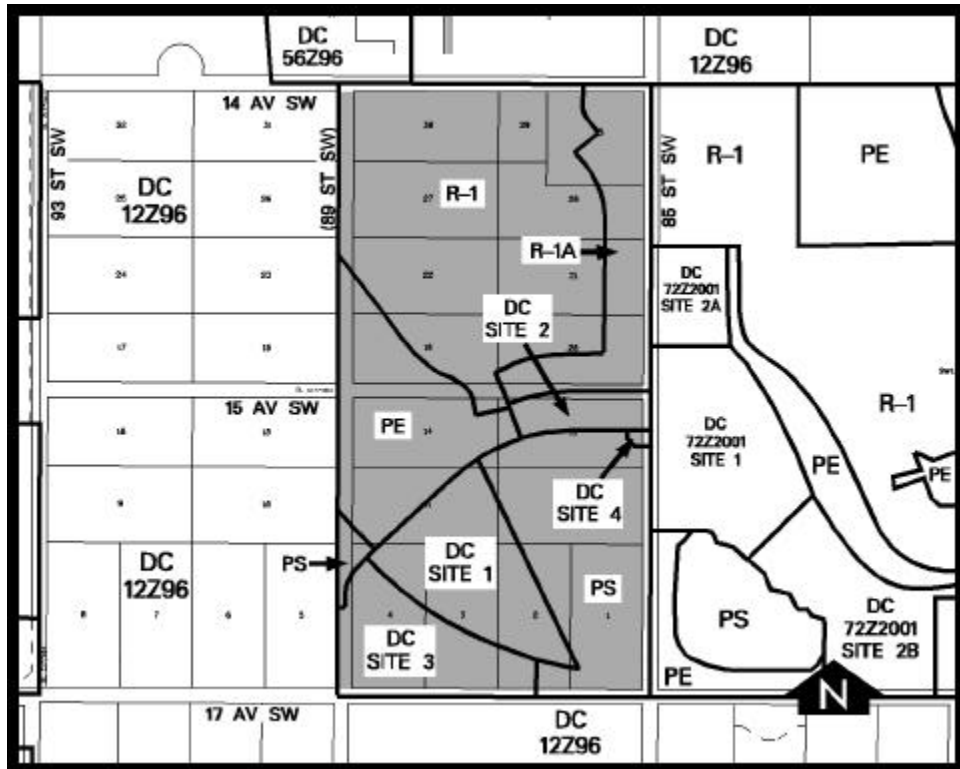


Amendment # LOC2003-0037
Bylaw # 126Z2003
Council Approval: 2004 January 19

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Site 1 3.53 hectares ± (8.72 acres ±)

1. Land Use

The Permitted Uses of the RM-4 Residential Medium Density Multi-Dwelling District of Bylaw 2P80 shall be Permitted Uses within a slope adaptive development. The Discretionary Uses of the RM-4 Residential Medium Density Multi-Dwelling District of Bylaw 2P80 shall be Discretionary Uses with the additional Discretionary Use of slope adaptive development (C.U.).

For the purpose of this Bylaw slope adaptive development means the development of an area on sloping land in which development shall be sensitive to the natural topographical and vegetative features of the landscape, as determined by the Development Authority in its sole discretion.

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 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) Density

A maximum of 260 residential units.

(b) Restricted Development Area

No grading or stripping, landscaping or other development of any kind shall be allowed within 13 metres of the backslope/retaining walls requirement and along the east boundary of Site 1, adjacent to the storm retention facility PS (PUL) site.

(c) Aspen Stand Preservation

Prior to approval of the development permit, an area of aspen stand preservation shall be preserved around the perimeter of Site 1, as determined by the Approving Authority. A public access agreement shall be registered over the aspen stand preservation area concurrently with the development permit.

(d) Slope Adaptive Development Guidelines

Prior to or concurrent with each affected tentative plan or development permit, as determined in the sole discretion of the Development Authority, a development permit shall be required and approved for slope adaptive development guidelines for dwellings and accessory buildings that shall include, but not be limited to, the following:

- (i) Cross-sections which show final grading, retaining walls and the slope adaptive built form;
- (ii) Plans which show the cross-section locations and building envelopes. The building envelopes shall illustrate variations in location to mitigate the visual impact of development along and against the slopes;
- (iii) Erosion and Sedimentation Control Plan which shall be certified by a professional to the satisfaction of the Approving Authority;
- (iv) Building design guidelines which show building articulation, materials, and colours that blend with the natural environment; and
- (v) Any other information as determined necessary by the Approving Authority.

Slope adaptive development guidelines shall address the following:

- (i) Retention of the natural landform as much as possible, without mass regrading to create level building envelopes 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 percent 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 development along and against the slopes.
- (f) All dwellings and accessory buildings shall comply with the slope adaptive development guidelines.

Site 2 0.69 hectares ± (1.70 acres ±)

1. Land Use

The Permitted and Discretionary Uses of the C-1A Local Commercial District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the C-1A Local Commercial District shall apply unless otherwise noted below:

(a) Yards

- (i) Notwithstanding, Section 35 (3) (a) of Bylaw 2P80, yard requirements along Aspen Stone Boulevard SW may be reduced to a minimum of 1.0 metre if the commercial buildings are oriented to and front onto this street. Landscaping requirements within the setbacks shall be to the satisfaction of the Approving Authority.

(b) Comprehensive Concept Plan

A comprehensive concept plan for the entirety of Site 2 shall be submitted with the initial development permit application for any portion of the site to the satisfaction of the Approving Authority, and shall form the basis for subsequent development permit application reviews. The comprehensive concept plan shall include:

- (i) A site plan including possible building footprints, parking areas, vehicular and pedestrian circulation routes;
- (ii) An overall pedestrian circulation plan that demonstrates the ability of pedestrians to move from the edges of the site to and between buildings, and to the open space system. The pedestrian circulation plan shall provide for landscaping along internal pedestrian walkways;
- (iii) A unifying architectural theme including details for, but not limited to, exterior finishing materials, colours, pedestrian scale and vehicle scale lighting, street furniture and roof screening;
- (iv) The design, colour, character and appearance of the buildings shall be compatible with and complementary to the surrounding area;
- (v) Where the rear of commercial buildings are visible from the single-detached residential, the rear elevation shall be of a quality and articulation that is compatible with residential lots.
- (vi) Commercial buildings should be oriented to and front onto Aspen Stone Boulevard SW. Where the opportunity does not exist to front such buildings, urban design elements such as low fencing shall be required to enhance pedestrian-friendly streetscapes along 85 Street SW and Aspen Stone Boulevard SW;
- (vii) A comprehensive signage package including proposed architectural details for freestanding, direction, and fascia signage; and
- (viii) A unifying landscape plan including details and standards for species type, size, number, and location. The landscape plan shall also include proposed standards for the treatment of all required yards, boulevards, on-site pedestrian circulation routes, and treatments proposed for interior on-site boulevard and road edge conditions and enhanced landscaping along the interface between the residential and commercial site.

Site 3 1.47 hectares ± (3.63 acres ±)

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 for a comprehensively designed multi-dwelling development.

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 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) Density

A maximum of 62 units per hectare (25 units per acre).

Site 4 0.02 hectares ± (0.05 acres ±)

1. Land Use

The Discretionary Uses shall be a privately-owned and maintained ornamental park and associated community signage only.

2. Development Guidelines

The General Rules for Special Districts contained in Section 48 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the PE Public Park, School and Recreation District shall apply unless otherwise noted below:

(a) Development Approvals

The ornamental entrance park and associated community identification signage shall be designed and located to the satisfaction of the Development Authority.