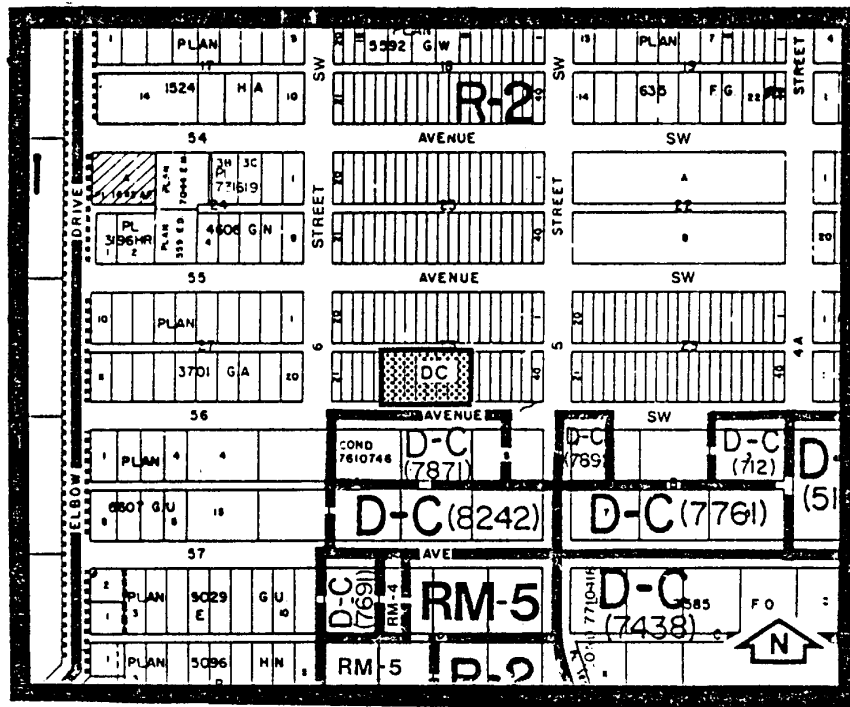


Amendment No. 3306
Bylaw No. 61Z80
Council Approval: 16 June 1980

REVISED
SCHEDULE B



A.M. No. - 3306 L.U.C.G. or BY-LAW No. 61Z80

“LAND USE GUIDELINES:

As permitted in Section 29 of the Land Use By-law.

Development Guidelines:

RM-4 shall apply except as noted below:

- (A) Adherence to building envelope as indicated in the attached sketches for use in the transitional zone as shown on Plans TZ1 and TZ2. New development should occur within and to the limits of this envelope; however, new development should not exceed the physical limits of this envelope with the exception that construction beyond the envelope may be permitted on the southerly terraces providing this construction is either related to vertical circulation, or building enclosures which maximize the use of the southern exposure (such as greenhouses, conservatories, solariums); construction beyond the envelope may be permitted on the northerly terraces of the building envelope providing this construction is related to vertical circulation. In

general, use of the terraces as exterior amenity space is encouraged.

- (i) The maximum density of any development shall be 50 u.p.n.a.;
- (ii) At least 50 percent of the units shall have two bedrooms or more;
- (iii) Fifty percent or more of the units shall have direct access to grade;
- (iv) The units shall be one or more of three unit types:
“courtyard” unit type, “through” unit type, and combinations of “courtyard” and “through” units types.”

v) Definition of unit types:

(see also the attached drawings of “Courtyard Plans/Potential Units on a 50' lot” and “Through-Unit Plans/Potential Units on a 50' lot” in order to see examples of some possible unit arrangements).

“Courtyard” unit type:

the building shall have a section which may not exceed the “courtyard section/building envelope” (see attached sketch) except as noted in item A.

The plan of the “courtyard” unit cluster will have a “street level” which accommodates two types of units:

- a) Units with no exposed north elevation
- b) Units with at least partial exposure for their north and south elevations.

Each unit above street level (i.e. second storey and third storey) will provide at least partial exposure for their north and south elevations.

“Through” unit type:

The building shall have a section which may not exceed the “through unit section/building envelope” (see attached sketch) except as item noted in item A. Each unit will provide at least partial north and south elevations exposure.

- vi) All parking shall be structured with access from 56th Avenue only. Parking shall be a minimum of 1.25 parking spaces per unit.
- vii) Primary pedestrian entry to each unit of the building shall be from 56th Avenue;
- viii) Yard setbacks; building envelope dimensions; and governing sun angle details should conform to sketches “TZ1” and “TZ2”.
- ix) The rear yard shall be landscaped and used as an exterior amenity space. The rear yard shall serve as a private yard area to provide a buffer space for existing “R-2” properties to the north.
- x) No construction above grade, other than that specified in the building envelopes, is permitted in the rear yard.
- xi) Development in the transitional zone shall be compatible with the R-2 area to the north.”

SEE ORIGINAL BY-LAW FOR BUILDING ENVELOPE SKETCHES