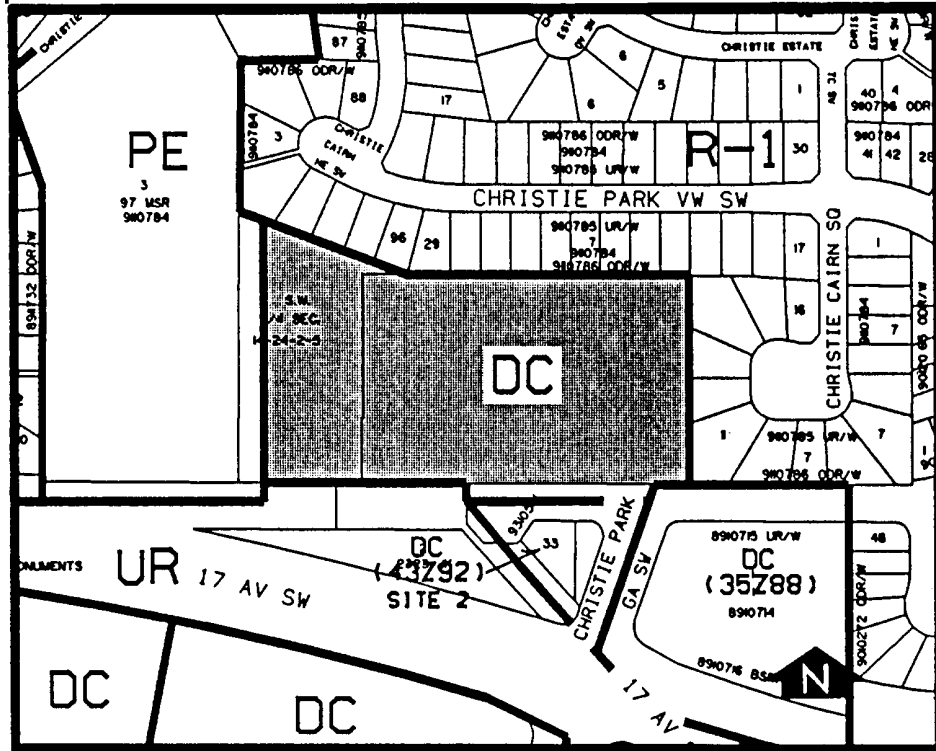


Amendment No. 93/080
Bylaw No. 104Z93
Council Approval: 15 November 1993

SCHEDULE B



1. Land Use

The land use shall be for a comprehensively designed residential development consisting of semi-detached dwellings.

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-1 Residential Low Density Multi-Dwelling District shall apply unless otherwise noted below:

a. Density

A maximum of 60 dwelling units.

b. Building Height

A maximum of one storey in front and two storeys in the rear not exceeding 9 metres at any eaveline and shall conform to the geodetic datum information shown on the site plan presented to City Council.

c. Landscaped Area

In addition to requirements of Section 26, a minimum of one (1) coniferous tree shall be provided between each semi-detached building of a minimum of 3 metres in height.

d. Site Grading

i. A grading plan showing all retaining wall details shall be submitted as part of a development permit application.

ii. All retaining walls shall be constructed of sandstone block.

e. Parking

A minimum of 238 parking stalls shall be located on the site.

f. Exterior Finish

The exterior finish of the dwellings shall consist of:

i. a brick and stucco building facade;

ii. a wooden shake or tile roof.

g. Fencing

i. A uniform screening fence compatible with the adjacent fencing shall be constructed on the south boundary of the site.

ii. A green wrought iron fence compatible with the adjacent park fence shall be constructed on the west boundary of the site.

h. Rear Yards

i. a minimum of 7.5 metres from the north boundary of the site.

ii. A minimum of 10.5 metres from the east boundary of the site.

iii. A minimum of 6.0 metres from the south boundary of the site.

iv. A minimum of 4.5 metres from the west boundary of the site.

i. 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. In considering such an application, the Approving Authority shall ensure that the site layout, building

design and appearance, grading and landscaping conform substantially to the plans and renderings submitted to City Council during their consideration of the by-law.