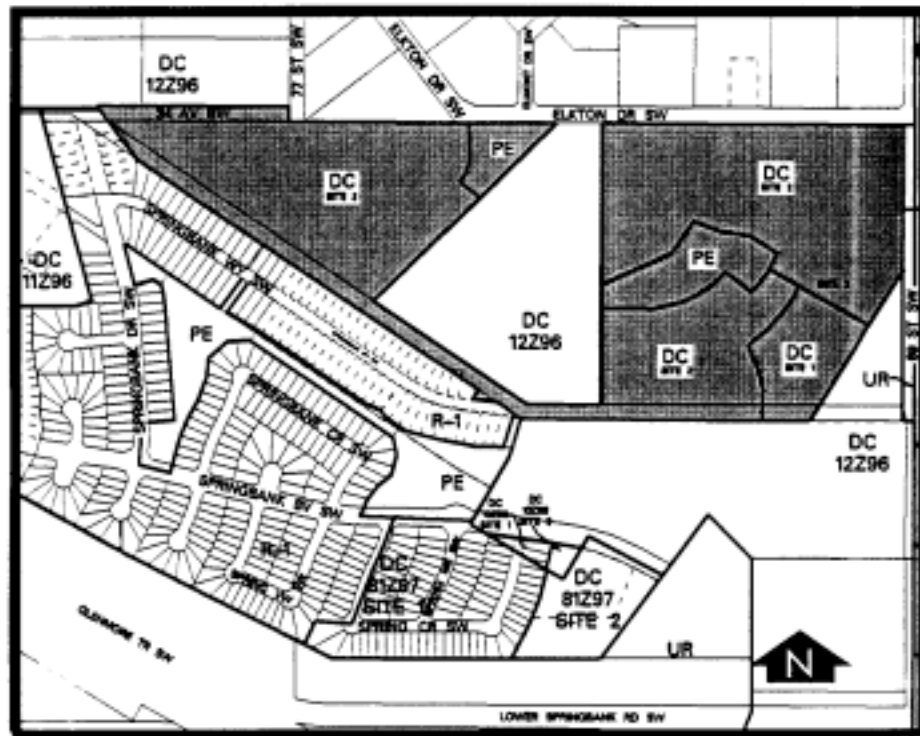


Amendment No. 99/017
Bylaw No. 81Z99
Council Approval: 28 July 1999

SCHEDULE B



Site 1 - 1.25 ha± (3.09 ac±)

1. Land Use

The land use shall be a comprehensively designed semi-detached residential development, with ancillary buildings only.

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-2 Residential Low Density District shall apply unless otherwise noted below:

a. Density

The maximum density shall be 22 units per hectare/9 units per acre.

b. Parking

All units shall have double front drive attached garages.

c. Yards

Any yard abutting 69 Street shall be a minimum 7.5 metres.

d. Building Design

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

ii. Where units back onto a public street the street elevation shall be of a quality and articulation compatible with the residential units across the street.

e. 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 regarding 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. The built form should be 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.

f. Amenity Spaces

A common amenity area shall be provided on-site as part of the landscaping provision.

g. Development Plans

Approval of this application does not constitute an approval of a development permit. Comprehensive plans shall be submitted to the Approving Authority as part of development permit application.

Site 2 - 20.88 ha± (51.59 ac±)

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. Building Design

- i. The design, character and appearance of the building(s) shall be compatible with and complementary to the surrounding residential area.
- ii. Where units back onto a public street the street elevation shall be of a quality and articulation compatible with the residential units across the street.

b. Architectural Controls of 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 regarding 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. The built form should be 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.