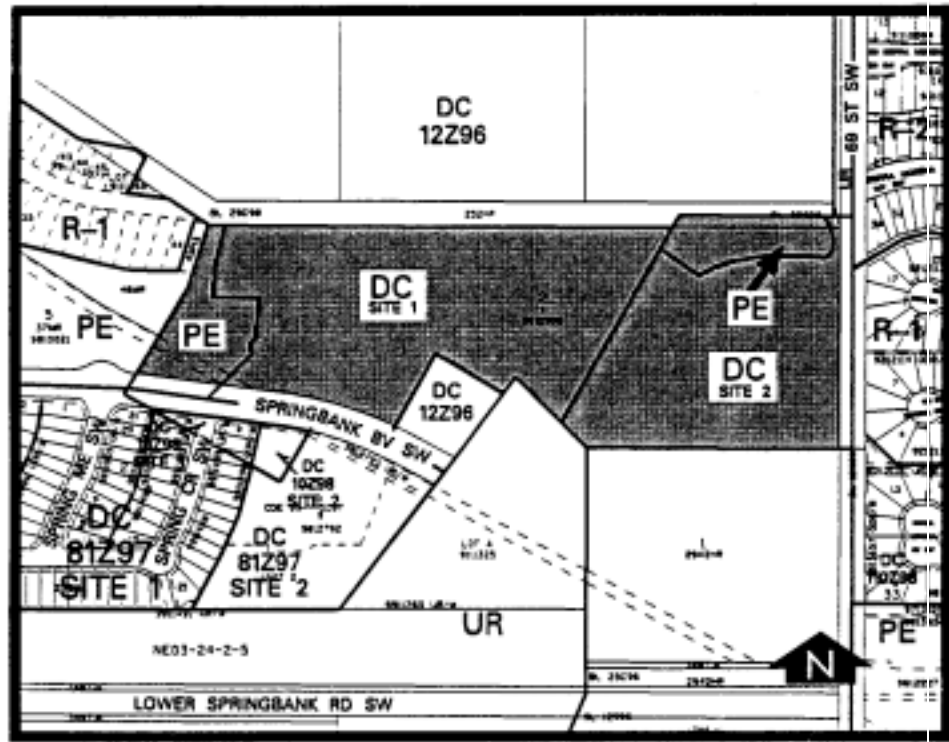


Amendment No. 98/023
Bylaw No. 82Z99
Council Approval: 28 July 1999

SCHEDULE B



Sites 1 and 2

1. Land Use

The land use shall be a comprehensively designed one-storey semi-detached residential development, with accessory 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 number of units shall be:

Site 1 - 96
Site 2 - 56

b. Unit Size

The minimum bareland unit area of each semi-detached building shall be 466 square metres.

c. Parking

All units shall have double front drive attached garages.

d. Building Height

The maximum building height shall be one storey, not exceeding 6.7 metres.

e. Finishing Materials

Site 1
Roofing material shall be wood shakes.

Site 2
Roofing materials shall be architectural shingles or equivalent.

f. Fencing

Site 1
Low maintenance uniform fencing of high quality material, compatible with adjacent developments, shall be provided.

Site 2
Continuous uniform stucco fencing, similar to the existing fence on the east side of 69 Street SW, shall be provided to the satisfaction of the development authority.

g. Yards

i. For the purpose of this bylaw, each bareland unit shall be considered a lot with respect to the application of minimum front, side and rear yard requirements of the R-2 district.

ii. Any yards abutting the realigned 69 Street shall be a minimum 7.5 metres.

h. Landscaped Entrance Features

Landscaped entrance features shall be provided on both sites, to the satisfaction of the development authority.

i. Construction Vehicle Access - Site 2

Access for all heavy construction equipment shall be provided from 69 Street SW. No truck access is to be gained via Sierra Morena Way SW. Such construction

access shall remain operational until heavy construction operations such as foundation pouring have been completed. At no time shall through access from Sierra Morena Way to 69 Street SW be permitted. Long term access for residential traffic shall be via Sierra Morena Way SW.

j. 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 low density residential units the rear elevations of the units shall be compatible with the rear elevations of the low density residential units.
- iii. 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.

k. Amenity Spaces

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

l. 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; utilize natural grade variations through steeped, 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 spaces;
- 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, groundwater levels, landform stability and erosion potential is minimized;
- v. Development proposal 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 slope.

m. Development Plans

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