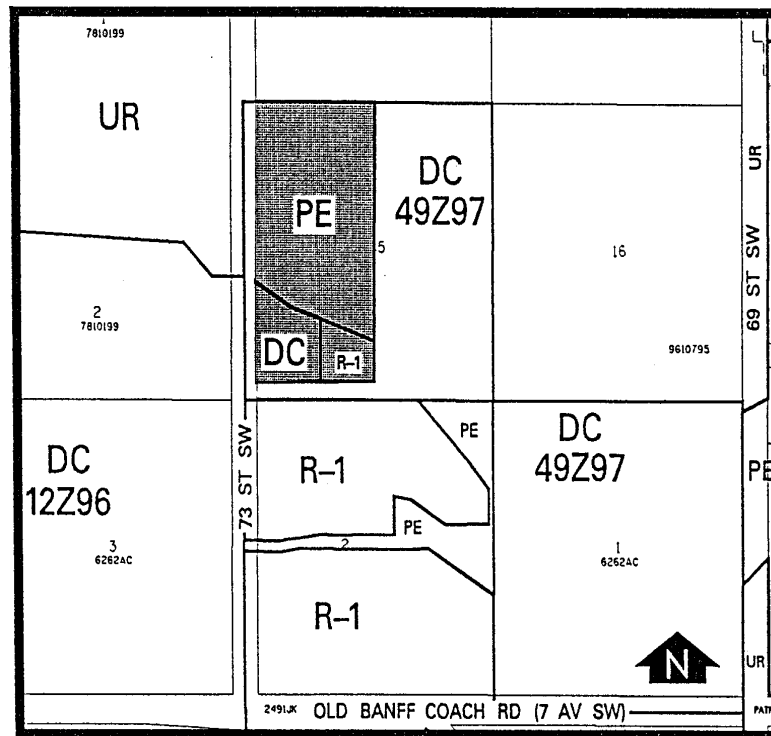


Amendment No. 2000/083
Bylaw No. 141Z2000
Council Approval: 05 December 2000

SCHEDULE B



1. Land Use

The Permitted and Discretionary Uses of the RM-4 Residential Medium Density Multi-Dwelling District shall be the Permitted and Discretionary Uses respectively, with the exclusion of apartment buildings, and including single-detached dwellings as a Permitted Use.

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-4/75 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below.

Townhouse and Stacked Townhouse Developments

- (a) Density
A maximum of 10 units.
- (b) Building Design

- (i) The design, character and appearance of the buildings shall be compatible with and complementary to the surrounding residential area.
- (ii) The site layout plan and building design shall address massing and the principles of slope adaptivity through height, orientation and coverage.

(c) Parking

A minimum of 200 percent underground parking.

(d) Slope Adaptive Development

- (i) The natural landform is to be retained as much as possible; mass-grading to create level lots shall be minimized for natural sloped areas;
- (ii) Roadways in sloped areas are to minimize cut and fill, to be of a sensitive design along contours, and which blends with the surrounding topography; cross-contour vertical roadway segments to be minimized;
- (iii) Development along the ridgeline is to be designed and spatially arranged so as to prevent the appearance of a wall of development as seen from areas beyond the plan;
- (iv) The built-form is to step down the slope; utilize natural grade variations through multi-level housing design;
- (v) The site slope is to be absorbed into the building massing, with exposed retaining walls having a maximum height of 1.2 metres (4.0 feet);
- (vi) Development proposals should ensure that changes to the natural drainage pattern, groundwater levels, landform stability and erosion potential is minimized;
- (vii) Development proposals should ensure the maximum amount of natural vegetation is retained on-site, with the built-form sensitively integrated into the natural terrain. Clustering the development helps protect contiguous environmentally significant areas; and
- (viii) Building design, materials and retaining walls are 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 "sting" of development along and against the slope. The predominant roof pitch is to follow the natural slope.

(f) Amenity Spaces and Landscaping

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

(g) Development Plans

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