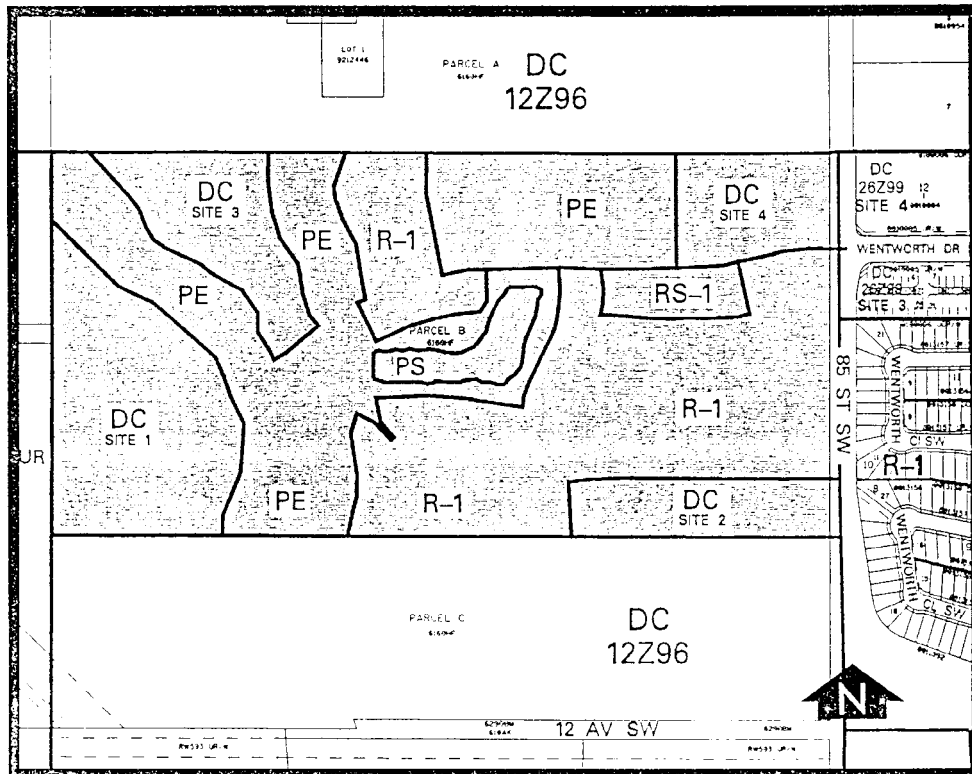


**Amendment # 2001/008**  
**Bylaw # 78Z2001**  
**Council Approval: 2001 August 29**

**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

**Site 1            4.77 ha± (11.79 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) For the purpose of this Bylaw, each bareland unit shall be considered a lot.
- (b) Density  
The maximum number of units shall be 50.
- (c) Unit Area  
A minimum of 690 square metres per unit.
- (d) Front Yard  
A minimum depth of 6 metres.
- (e) Side Yard
  - (i) Laned Subdivision  
A minimum width of 1.83 metres except a minimum width of 1.52 metres when measured from a garage wall.
  - (ii) Laneless Subdivision  
A minimum width of 1.83 metres except a minimum width of 3.0 metres on one side of a site where no provision is made for a private garage to the front or side of a building.
  - (iii) Street Side of a Corner  
In a laned or laneless subdivision, a minimum width of 3.0 metres.
- (f) Rear Yard  
A minimum depth of 10.5 metres.
- (g) Environmentally Significant and Natural Areas  
Existing environmentally significant and other natural areas shall be considered and, where possible, integrated into the site layout and design.
- (h) That the developer undertake, as part of the design and development of Site 1 adjacent to the Transportation Utility Corridor and more specifically the future Ring Road known as Stoney Trail, to provide screening through the use of grading/reshaping of the existing terrain, construction of earth berms or other means such that Stoney, when constructed, will not be seen from the main floor elevation of the residences abutting the Transportation Utility Corridor boundary, all at the Developer's cost, all to the satisfaction of the General Manager of Planning & Transportation Policy

**Site 2            1.58 ha± (3.90 ac±)**

1. Land Use

The Permitted and Discretionary Uses of the RR-1 Restricted 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 RR-1 Restricted Residential Single-Detached District shall apply unless otherwise noted below:

(a) For the purpose of this Bylaw, each bareland unit shall be considered a lot.

(b) Density

The maximum number of units shall be 11.

(c) Environmentally Significant and Natural Areas

Existing environmentally significant and other natural areas shall be considered and, where possible, integrated into the site layout and design.

**Site 3            2.27 ha± (5.61 ac±)**

1. Land Use

The Permitted and Discretionary Uses of the R-2A Residential Low Density 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-2A Residential Low Density District shall apply unless otherwise noted below:

(a) For the purpose of this Bylaw, each bareland unit shall be considered a lot.

(b) Density

The maximum number of units shall be 44.

(c) Front Yard

A minimum depth of 6 metres.

(d) Rear Yard

A minimum depth of 10.5 metres.

(e) Environmentally Significant and Natural Areas

Existing environmentally significant and other natural areas shall be considered and, where possible, integrated into the site layout and design.

**Site 4            1.38 ha± (3.41 ac±)**

1. Land Use

The Permitted and Discretionary Uses of the RM-5 Residential Medium Density Multi-Dwelling 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 RM-5 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) Density

The maximum density shall be 50 units per hectare (20 units per acre).

(b) Building Form

Where a building directly abuts single or semi-detached development, a fourth storey shall be set back a minimum of 3 metres from the third floor elevation façade. Building mass and roof lines shall be articulated.

(c) Yards

Any yard abutting 85 Street SW shall be a minimum of 7.5 metres.

(d) Building Design

(i) The design, colour, 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 elevation of the units shall be compatible with the rear elevations of the low-density residential units;

(iii) Where units back onto a public street, their street elevation shall be of a quality and articulation compatible with the residential units across the street; and

(iv) In addition to the above, the site plan and building design shall address massing, height, orientation, and coverage, as required in Section 1.6.5. of the East Springbank II Community Plan.

(e) Amenity Space

In addition to the requirements of Section 30(5)(d) of Bylaw 2P80, a common amenity space shall be provided on site as part of the landscape provision.