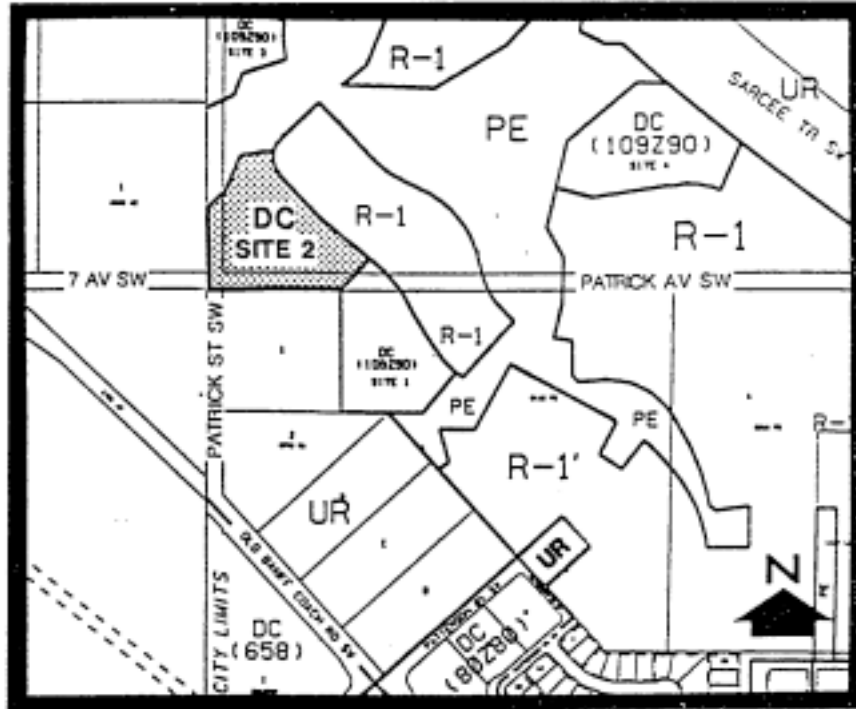


**Amendment No. 90/124**  
**Bylaw No. 5Z91**  
**Council Approval: 08 April 1991**

**SCHEDULE B**



DC SITE 2 1.89 ha.± (4.67 ac.±)

1. Land Use

The Permitted and Discretionary uses of the RM-5 (Medium Density Residential District) shall be the permitted and discretionary uses respectively and one child care facility in addition to commercial uses for which the Permitted and Discretionary uses of the C-1A (Local Commercial District) shall be the permitted and discretionary uses respectively excluding automobile services including a grocery store.

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-5 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

a) Building Form

The complete or partial development of the site shall result in buildings that are slope adaptive, either singly, if built in isolation, or collectively, if built as a package, and that conform to the shape of the development envelope.

1. The design, character and appearance of the building(s) shall be compatible with and complementary to the surrounding single family development.
2. Building blocks should reduce their visual massing and step back in a slope adaptive manner with the development envelope.
3. Building massing should concentrate along the south-west to north-east axis. Buildings should be staggered on the site to permit viewing between buildings with the narrow facades at the axis ends.

For the purposes of this by-law, the development envelope is defined as the volume within which a building(s) may be constructed. The development envelope is subject to and formed by the following constraints:

1. No building or structure may exceed 1,224 m geodetic elevation.
2. Area 1 shall have development as noted below:
  - i) The maximum density shall be 44 u.p.ha. (18 u.p.a.).
  - ii) The maximum building height shall be 9 metres to the eave from grade for 10 metres back from the front yard.
3. Area 2 shall have development as noted below:
  - i) The maximum density shall be 88 u.p.ha. (35 u.p.a.).
  - ii) The maximum building height shall be 12 metres to the eave from grade for 10 metres back from the front yard.
4. Area 3 shall have development as noted below:
  - i) The maximum density shall be 44 u.p.ha. (18 u.p.a.).
  - ii) The maximum building height shall be 9 metres to the eave from grade for 10 metres back from the side yard.
5. Area 4 is sloped from the line where it abuts Areas 1 and 2 at a ratio of 1 to 1.5, height to depth, along the north-east to south-west axis, to a point where the geodetic elevation is 1,224 m.
6. Area 5 is sloped from the line where it abuts Area 3 at a ratio of 1 to 2, height to depth, along the south-east and north-west axis, to a point where the geodetic elevation is 1,224 m.
7. Buildings or structures, in Areas 1-5, should not protrude beyond the development envelope.

b) Density

The maximum density on the site including Areas 1, 2, 3, 4 and 5, shall not exceed 278 units (59.5 u.p.a.).

c) Commercial

Commercial uses of up to a maximum of 465 sq.metres (5,000 sq. ft.) gross floor area may be located at the ground floor level of one of the residential buildings.

d) Parking

On site parking shall comply with the provisions of Section 18 of the Land Use By-law, except the development shall provide a minimum of 1.65 parking stalls per unit.

A minimum of 1 stall per 46 square metres of net floor area of commercial use shall be provided at grade specifically for that use.

e) Landscaped Area

1. A minimum of 55% of the site area plus all adjoining City boulevards.
2. All landscaped areas may be at grade or within 3 metres of grade, providing that the average elevation of any raised area does not exceed 2 metres.

f) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to the Approving Authorities as part of a development permit application.