

Amendment No. 97/099
Bylaw No. 33Z98
Council Approval: 04 May 1998

SCHEDULE B



Site 1 2.02 ha± (4.99 ac±)

1. Land Use

The Permitted and Discretionary uses of the RM-5 Residential Medium Density Multi-Dwelling District 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) Residential Density

The maximum residential density shall be 174 units per hectare.

- (b) **Building Height**
No portion of a building located within 30 metres of the south boundary of the site shall exceed a maximum height of three stories or 9.0 metres at any eaveline.
- (c) **Front Yard**
Any yard adjacent to a public street (except for Crowchild Trail SW), a public park, or a public access easement shall be considered a front yard.
- (d) **Building Orientation and Design**
 - (i) All buildings shall be oriented to a front yard.
 - (ii) All buildings adjacent to a front yard shall incorporate a high degree of visual interest through the provision of such design features as building or unit entries, porches, balconies, bay windows, roof dormers, and pitched roofs.
- (e) **Public Access Easement**
All public access easements shall be landscaped and shall incorporate a pedestrian walkway to the satisfaction of the Approving Authority.
- (f) **Parking And Vehicular Access**
No parking shall be allowed in a front yard or within 3.0 metres of a public street (except for Crowchild Trail SW), a public park or public access easement.
- (g) **Landscaping**
 - (i) A landscaping plan shall provide an inventory of existing trees on the site, and show the trees to be retained, removed or relocated, and the new trees to be planted, all to the satisfaction of the Approving Authority.
 - (ii) Landscaping shall be provided to visually screen parking areas from public streets, public parks and public access easements.
- (h) **Development Plans**
Approval of this application does not constitute approval of a development permit. Comprehensive plans shall subsequently be submitted as part of a development permit application.

Site 2 1.66 ha± (4.09 ac±)

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.

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

Amendment No. 97/099

Bylaw No. 33Z98

SCHEDULE B

CONTINUED

(a) Front Yard

Any yard adjacent to a public street, a public park, or a public access easement shall be considered a front yard.

(b) Building Orientation and Design

(i) All buildings shall be oriented to a front yard.

(ii) All buildings adjacent to a front yard shall incorporate a high degree of visual interest through the provision of such design features as building or unit entries, porches, balconies, bay windows, roof dormers, and pitched roofs.

(c) Public Access Easement

All public access easements shall be landscaped and incorporate a pedestrian walkway to the satisfaction of the Approving Authority.

(d) Parking And Vehicular Access

No parking shall be allowed in a front yard or within 3.0 metres of a public street, a public park or public access easement.

(e) Landscaping

(i) A landscaping plan shall provide an inventory of existing trees on the site, and show the trees to be retained, removed or relocated, and the new trees to be planted, all to the satisfaction of the Approving Authority.

Amendment No. 97/099

Bylaw No. 33Z98

SCHEDULE B

CONTINUED

(ii) Landscaping shall be provided to visually screen parking areas from public streets, public parks and public access easements.

(f) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall subsequently be submitted as part of a development permit application.

Site 3 **1.10 ha± (2.72 ac±)**

1. Land Use

The Permitted and Discretionary uses contained in the RM-4/75 Residential Medium Density Multi-Dwelling District 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-4/75 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) Front Yard

Any yard adjacent to a public street, a public park, or a public access easement shall be considered a front yard.

(b) Building Orientation and Design

(i) All buildings shall be oriented to a front yard.

Amendment No. 97/099

Bylaw No. 33Z98

SCHEDULE B

CONTINUED

(ii) All buildings adjacent to a front yard shall incorporate a high degree of visual interest through the provision of such design features as building or unit entries, porches, balconies, bay windows, roof dormers, and pitched roofs.

(c) Parking And Vehicular Access

No parking shall be allowed in a front yard or within 3.0 metres of a public street, a public park or public access easement.

(d) Landscaping

(i) A landscaping plan shall provide an inventory of existing trees on the site, and show the trees to be retained, removed or relocated, and the new trees to be planted, all to the satisfaction of the Approving Authority.

(ii) Landscaping shall be provided to visually screen parking areas from public streets, public parks and public access easements.

(e) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall subsequently be submitted as part of a development permit application.

Site 4 **1.47 ha± (3.62 ac±)**

1. Land Use

The Permitted and Discretionary uses of the RM-1 Residential Low Density Multi-Dwelling District shall be the permitted and discretionary uses respectively.

Amendment No. 97/099 Bylaw No. 33Z98

SCHEDULE B

CONTINUED

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-1 Residential Low Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) Density

The maximum residential density shall be 44 units per hectare.

(b) Front Yard

- (i) The front yard depth shall be a minimum of 1.0 metre and a maximum of 3.0 metres.
- (ii) Any yard adjacent to a public street, a public park, or a public access easement shall be considered a front yard.

(c) Building Orientation and Design

- (i) The primary entry of all units shall face toward a front yard.
- (ii) All buildings adjacent to a front yard shall incorporate a high degree of visual interest through the provision of such design features as building or unit entries, porches, balconies, bay windows, roof dormers, and pitched roofs.

(d) Parking And Vehicular Access

- (i) Where a site abuts a lane, all vehicular access shall be from the lane only.

Amendment No. 97/099 Bylaw No. 33Z98

SCHEDULE B

CONTINUED

(ii) No parking shall be allowed in a front yard.

(e) Landscaping

(i) A landscaping plan shall provide an inventory of existing trees on the site, and show the trees to be retained, removed or relocated, and the new trees to be planted, all to the satisfaction of the Approving Authority.

(ii) Landscaping shall be provided to visually screen parking areas from public streets, public parks and public access easements.

(f) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall subsequently be submitted as part of a development permit application.

Site 5 0.20 ha± (0.50 ac±)

1. Land Use

The Permitted and Discretionary uses contained in the RM-1 Residential Low Density Multi-Dwelling District shall be the permitted and discretionary uses respectively with the additional discretionary uses of offices, personal service businesses and retail stores as accessory uses within a residential building.

2. Development Guidelines

Amendment No. 97/099

Bylaw No. 33Z98

SCHEDULE B

CONTINUED

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the RM-1 Residential Low Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) Density

The maximum residential density shall be 44 units per hectare.

(b) Front Yard

(i) The front yard depth shall be a minimum of 1.0 metres and a maximum of 3.0 metres.

(ii) Any yard adjacent to a public street, a public park, or a public access easement shall be considered a front yard.

(c) Building Orientation and Design

(i) The primary entry of all units shall face toward a front yard.

(ii) All buildings adjacent to a front yard shall incorporate a high degree of visual interest through the provision of such design features as building or unit entries, porches, balconies, bay windows, roof dormers, and pitched roofs.

(d) Parking And Vehicular Access

(i) Where a site abuts a lane, all vehicular access shall be from the lane only.

(ii) No parking shall be allowed in a front yard.

Amendment No. 97/099

Bylaw No. 33Z98

SCHEDULE B

CONTINUED

(e) Landscaping

- (i) A landscaping plan shall provide an inventory of existing trees on the site, and show the trees to be retained, removed or relocated, and the new trees to be planted, all to the satisfaction of the Approving Authority.
- (ii) Landscaping shall be provided to visually screen parking areas from public streets, public parks and public access easements.

(f) Accessory Commercial Development

- (i) Accessory commercial uses shall only be allowed within buildings containing residential units and where the commercial use is located on the first storey of a building.
- (ii) Commercial signage shall be of a size, height, design and appearance that is compatible with the residential character of the area.

(g) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall subsequently be submitted as part of a development permit application.

Site 6 **1.97 ha± (4.86 ac±)**

1. Land Use

The Permitted and Discretionary uses contained in the RM-4 Residential Medium Density Multi-Dwelling District shall be the permitted and discretionary uses respectively with the

Amendment No. 97/099

Bylaw No. 33Z98

SCHEDULE B

CONTINUED

additional discretionary uses of restaurants, financial institutions, medical clinics, offices, personal service businesses, retail stores and grocery stores as accessory uses within a residential building.

2. Development Guidelines

The General Rules for Residential Districts of Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the RM-4 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) Front Yard

Any yard adjacent to a public street, a public park, or a public access easement shall be considered a front yard.

(b) Building Orientation and Design

(i) All buildings shall be oriented to a front yard.

(ii) All buildings adjacent to a front yard shall incorporate a high degree of visual interest through the provision of such design features as building or unit entries, porches, balconies, bay windows, roof dormers, and pitched roofs.

(c) Parking And Vehicular Access

No parking shall be allowed in a front yard or within 3.0 metres of a public street, a public park or public access easement.

(d) Landscaping

Amendment No. 97/099

Bylaw No. 33Z98

SCHEDULE B

CONTINUED

- (i) A landscaping plan shall provide an inventory of existing trees on the site, and show the trees to be retained, removed or relocated, and the new trees to be planted, all to the satisfaction of the Approving Authority.
- (ii) Landscaping shall be provided to visually screen parking areas from public streets, public parks and public access easements.
- (e) Accessory Commercial Development
 - (i) Accessory commercial uses shall only be allowed within buildings containing residential units and fronting on to the abutting north-south primary collector roadway and where the commercial use is located on the first or the first and second storeys of a building.
 - (ii) The total gross floor area of commercial uses shall not exceed:
 - (a) 800 square metres west of the north-south primary collector; and
 - (b) 1,500 square metres east of the primary collector.
 - (iii) Commercial uses shall have a separate entry from the residential component of the building.
 - (iv) Where commercial uses are included within a building, the maximum number of residential units allowed for the site shall be reduced by one unit for every 100 square metres or fraction thereof of commercial gross floor area provided.
 - (v) The maximum net floor area of a restaurant, excluding the kitchen area, shall be 75 square metres.

Amendment No. 97/099

Bylaw No. 33Z98

SCHEDULE B

CONTINUED

(vi) Commercial signage shall be of a size, height, design and appearance that is compatible with the residential character of the area.

(f) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall subsequently be submitted as part of a development permit application.

Site 7 0.72 ha± (1.78 ac±)

1. Land Use

Except for shopping centres, dwelling units and automotive services, the Permitted and Discretionary uses of the C-1A Local Commercial District shall be discretionary uses, with the additional discretionary use of private schools.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the C-1A Local Commercial District shall apply unless otherwise noted below.

(a) Front Yard

Any yard adjacent to a public street, a public park, or a public access easement shall be considered a front yard.

(b) Building Orientation and Design

Amendment No. 97/099

Bylaw No. 33Z98

SCHEDULE B

CONTINUED

- (i) All buildings shall be oriented to a front yard.
- (ii) All buildings adjacent to a front yard shall incorporate a high degree of visual interest through the provision of such design features as building or unit entries, porches, balconies, bay windows, roof dormers, and pitched roofs.

(c) **Parking And Vehicular Access**

No parking shall be allowed within 3.0 metres of a public street, a public park or public access easement.

(d) **Landscaping**

- (i) A landscaping plan shall provide an inventory of existing trees on the site, and show the trees to be retained, removed or relocated, and the new trees to be planted, all to the satisfaction of the Approving Authority.
- (ii) Landscaping shall be provided to visually screen parking areas from public streets, public parks and public access easements.

(e) **Commercial Development**

- (i) Retail stores, personal service businesses and offices shall not exceed 25 percent of the gross floor area of a building.
- (ii) The maximum net floor area of a restaurant, excluding the kitchen area, shall be 75 square metres.
- (iii) Commercial signage shall be of a size, height, design and appearance that is compatible with the residential character of the area.

Amendment No. 97/099 Bylaw No. 33Z98

SCHEDULE B

CONTINUED

(f) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall subsequently be submitted as part of a development permit application.

Site 8 **0.88 ha± (2.17 ac±)**

1. Land Use

The Permitted and Discretionary uses of the RM-1 Residential Low Density Multi-Dwelling District shall be the permitted and discretionary uses respectively with the additional discretionary uses of child care facilities and private schools.

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-1 Residential Low Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) Residential Density

The maximum density shall be 44 units per hectare.

(b) Front Yard

Any yard adjacent to a public street, a public park, or a public access easement shall be considered a front yard.

Amendment No. 97/099

Bylaw No. 33Z98

SCHEDULE B

CONTINUED

(c) Building Orientation and Design

(i) All buildings shall be oriented to a front yard.

(ii) All buildings adjacent to a front yard shall incorporate a high degree of visual interest through the provision of such design features as building or unit entries, porches, balconies, bay windows, roof dormers, and pitched roofs.

(d) Parking And Vehicular Access

No parking shall be allowed within 3.0 metres of a public street, a public park or public access easement.

(e) Landscaping

(i) A landscaping plan shall provide an inventory of existing trees on the site, and show the trees to be retained, removed or relocated, and the new trees to be planted, all to the satisfaction of the Approving Authority.

(ii) Landscaping shall be provided to visually screen parking areas from public streets, public parks and public access easements.

(f) Signage

Signage shall be limited in size, design, and location and must be compatible with the residential neighbourhood to the satisfaction of the Approving Authority.

(g) Development Plans

Amendment No. 97/099

Bylaw No. 33Z98

SCHEDULE B

CONTINUED

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall subsequently be submitted as part of a development permit application.

Site 9 **3.24 ha± (8.0 ac±)**

1. Land Use
Special care facilities, nursing homes, signs and a curling club shall be discretionary uses.

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

(a) Special Care Facility

A special care facility or nursing home shall have a maximum of 200 care suites.

(b) Front Yard

Any yard adjacent to a public street (except for Crowchild Trail SW), a public park, or a public access easement shall be considered a front yard.

(c) Parking And Vehicular Access

No parking shall be allowed within 3.0 metres of a public street, a public park or public access easement.

(d) Landscaping

Amendment No. 97/099

Bylaw No. 33Z98

SCHEDULE B

CONTINUED

(i) A landscaping plan shall provide an inventory of existing trees on the site, and show the trees to be retained, removed or relocated, and the new trees to be planted, all to the satisfaction of the Approving Authority.

(ii) Landscaping shall be provided to visually screen parking areas from public streets, public parks and public access easements.

(e) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall subsequently be submitted as part of a development permit application.

Site 10 6.21 ha± (15.34 ac±)

1. Land Use

The Permitted and Discretionary uses of the R-1A Residential Narrow Lot Single-Detached District shall be the permitted and discretionary uses respectively, except for single-detached dwellings which shall be 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 R-1A Residential Narrow Lot Single-Detached District shall apply unless otherwise noted below:

(a) Density

Amendment No. 97/099 Bylaw No. 33Z98

SCHEDULE B

CONTINUED

The maximum residential density shall be 195 units.

- (b) Maximum Lot Width
There shall be no maximum applied to lot width.
- (c) Parking And Vehicular Access
 - (i) Where a site abuts a lane, all vehicular access shall be from the lane only.
 - (ii) Where no lane exists, a private garage shall not extend more than 2.0 metres beyond the front face of a residential building.
- (d) Development Permits
Development permits shall not be required for single-detached dwellings which comply with the rules of this district.

Site 11 11.95 ha± (29.37 ac±)

1. Land Use

- (a) Permitted Uses:
 - (i) The permitted uses of the R2-A Residential Low Density District shall be permitted uses.
 - (ii) In addition, the following uses shall be permitted uses where approved as part of a Residential Redevelopment Area:

Duplex dwellings

Amendment No. 97/099 Bylaw No. 33Z98

SCHEDULE B

CONTINUED

Semi-detached dwellings
Single-detached dwellings

(b) Discretionary Uses:

In addition to the discretionary uses of the R2-A Residential Low Density District, the following uses shall be discretionary uses:

Residential Redevelopment Areas
Apartment buildings

(c) For the purposes of this District, Residential Redevelopment Area is defined as a comprehensive plan for an area comprised of an entire block face or larger and which is subject to a set of approved development design guidelines that comply with the requirements of this district.

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) Rules for Residential Redevelopment Areas

- (i) A development permit is required for all Residential Redevelopment Areas.
- (ii) In addition to the requirements of Section 10 of Bylaw 2P80, a development permit application for a Residential redevelopment area shall include the following to the satisfaction of the Approving Authority:

Amendment No. 97/099

Bylaw No. 33Z98

SCHEDULE B

CONTINUED

- (A) A Site Plan for the entire residential redevelopment area showing proposed property lines, building locations, parking, landscaping, accessory buildings, site coverage, sidewalks, any apartment or townhouse sites and any other matters considered necessary by the Approving Authority.
 - (B) Development Design Guidelines to be applied within the residential redevelopment site which regulate the provision, coordination and integration of the following:
 - streetscape and architectural treatment;
 - impact on adjacent sites;
 - landscaping;
 - outdoor amenity space; and
 - any other matters considered necessary by the Approving Authority.
 - (iii) The maximum residential density shall be 32 units per hectare.
 - (iv) Development completion permits are not required for Residential Redevelopment areas.
 - (v) Development permits shall not be required for individual single-detached, semi-detached or duplex dwellings which comply with the rules of this district and are approved as part of a Residential Redevelopment Area.
- (b) Parking And Vehicular Access
- (i) Where a site abuts a lane, all vehicular access shall be from the lane only.

Amendment No. 97/099

Bylaw No. 33Z98

SCHEDULE B

CONTINUED

- (ii) Where no lane exists, a private garage shall not extend more than 2.0 metres beyond the front face of a residential building.
- (c) Landscaping
 - (i) A landscaping plan shall provide an inventory of existing trees on the site, and show the trees to be retained, removed or relocated, and the new trees to be planted, all to the satisfaction of the Approving Authority.
 - (ii) Landscaping shall be provided to visually screen parking areas from public streets, public parks and public access easements.
- (d) Apartment Buildings and Townhouses
 - (i) Apartment buildings and townhouses are only allowed on sites approved as part of a Residential Redevelopment area.
 - (ii) Apartment buildings and townhouses require a separate discretionary development permit.
 - (iii) Any apartment and/or townhouse building shall contain a maximum of 8 dwelling units and shall not exceed a maximum height of 3 storeys and 9 metres at any eaveline.
 - (iv) The total number of apartment and townhouse units shall not exceed 15 percent of all dwelling units within a Residential Redevelopment Area.
 - (v) Apartment buildings shall have a minimum site area of 139 square metres per unit.

Amendment No. 97/099

Bylaw No. 33Z98

SCHEDULE B

CONTINUED

(e) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall subsequently be submitted as part of a development permit application.

Site 12 8.65 ha± (21.37 ac±)

1. Land Use

(a) Permitted Uses:

- (i) In addition to the permitted uses of the R2-A Residential Low Density District, the following uses shall be permitted uses:

Building foundations intended for duplex, semi-detached and single-detached dwellings and which are commercial prior to 1998 July 31.

- (ii) In addition, the following uses shall be permitted uses where approved as part of a Residential Redevelopment Area:

Duplex dwellings
Semi-detached dwellings
Single-detached dwellings

(b) Discretionary Uses:

In addition to the discretionary uses of the R2-A Residential Low Density District, the following uses shall be discretionary uses:

Amendment No. 97/099

Bylaw No. 33Z98

SCHEDULE B

CONTINUED

Residential Redevelopment Areas
Apartment buildings

- (c) For the purposes of this District, Residential Redevelopment Area is defined as a comprehensive redevelopment plan for an area comprised of an entire block face or larger and which is subject to a set of approved development design guidelines that comply with the requirements of this district.

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) Rules for Residential Redevelopment Areas
 - (i) A development permit shall be required for all Residential Redevelopment Areas.
 - (ii) In addition to the requirements of Section 10 of Bylaw 2P80, a development permit application for a Residential redevelopment area shall include the following to the satisfaction of the Approving Authority:
 - (A) A Site Plan for the entire residential redevelopment area showing proposed property lines, building locations, parking, landscaping, accessory buildings, site coverage, sidewalks, any apartment or townhouse sites and any other matters considered necessary by the Approving Authority.

Amendment No. 97/099

Bylaw No. 33Z98

SCHEDULE B

CONTINUED

- (B) Development Design Guidelines to be applied within the residential redevelopment site which regulate the provision, coordination and integration of the following:
- streetscape and architectural treatment;
 - impact on adjacent sites;
 - landscaping;
 - outdoor amenity space; and
 - any other matters considered necessary by the Approving Authority.
- (iii) The maximum residential density shall be 32 units per hectare.
- (iv) Development completion permits are not required for Residential Redevelopment areas.
- (v) Development permits shall not be required for individual single-detached, semi-detached or duplex dwellings which comply with the rules of this district and are approved as part of Residential Redevelopment area.
- (b) Parking And Vehicular Access
- (i) Where a site abuts a lane, all vehicular access shall be from the lane only.
- (ii) Where no lane exists, a private garage shall not extend more than 2.0 metres beyond the front face of a residential building.
- (c) Landscaping

Amendment No. 97/099

Bylaw No. 33Z98

SCHEDULE B

CONTINUED

- (i) A landscaping plan shall provide an inventory of existing trees on the site, and show the trees to be retained, removed or relocated, and the new trees to be planted, all to the satisfaction of the Approving Authority.
 - (ii) Landscaping shall be provided to visually screen parking areas from public streets, public parks and public access easements.
- (d) Apartment Buildings and Townhouses
 - (i) Apartment buildings and townhouses are only allowed on sites approved as part of a Residential Redevelopment area.
 - (ii) Apartment buildings and townhouses require a separate discretionary development permit.
 - (iii) Any apartment and/or townhouse building shall contain a maximum of 8 dwelling units and shall not exceed a maximum height of 3 storeys and 9 metres at any eaveline.
 - (iv) The total number of apartment and townhouse units shall not exceed 15 percent of all dwelling units within a Residential Redevelopment Area.
 - (v) Apartment buildings shall have a minimum site area of 139 square metres per unit.
- (e) Development Plans
 - (i) Approval of this application does not constitute approval of a development permit.

Amendment No. 97/099

Bylaw No. 33Z98

SCHEDULE B

CONTINUED

- (ii) An application for a development permit shall subsequently be submitted to the Approving Authority for a Residential Redevelopment Area in accordance with Section 10 of Land Use Bylaw 2P80. In considering such an application, the Approving Authority shall ensure that, in addition to complying to the development guidelines contained in this bylaw, the site plan is generally in conformity with the site plans submitted to Council during its consideration of this bylaw.

Site 13 0.20 ha± (0.50 ac±)

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.

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

(a) Front Yard

Any yard adjacent to a public street, a public park, or a public access easement shall be considered a front yard.

(b) Building Orientation and Design

- (i) All buildings shall be oriented to a front yard.

Amendment No. 97/099

Bylaw No. 33Z98

SCHEDULE B

CONTINUED

(ii) All buildings adjacent to a front yard shall incorporate a high degree of visual interest through the provision of such design features as building or unit entries, porches, balconies, bay windows, roof dormers, and pitched roofs.

(c) Parking And Vehicular Access

No parking shall be allowed in a front yard or within 3 metres of a public street, a public park or public access easement.

(d) Landscaping

(i) A landscaping plan shall provide an inventory of existing trees on the site, and show the trees to be retained, removed or relocated, and the new trees to be planted, all to the satisfaction of the Approving Authority.

(ii) Landscaping shall be provided to visually screen parking areas from public streets, public parks and public access easements.

(e) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall subsequently be submitted as part of a development permit application.