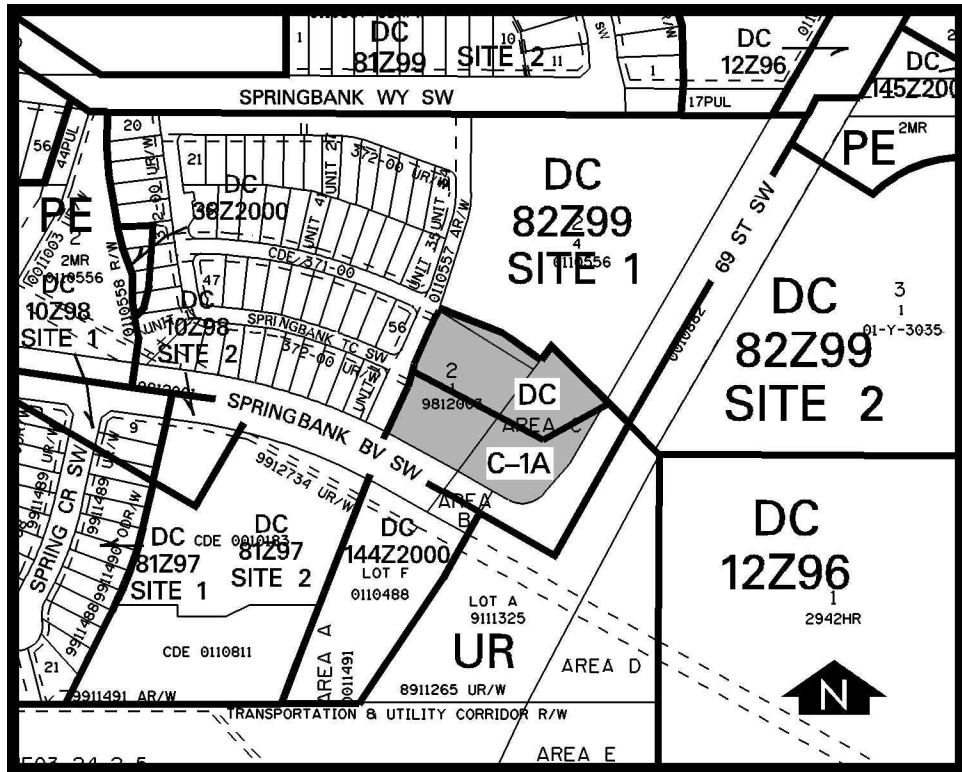


Amendment # 2001/032
Bylaw # 102Z2001
Council Approval: 2001 October 01

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The land use shall be a comprehensively designed, one-storey, semi-detached residential development and accessory buildings as Discretionary Uses. Home occupations-Class1 and home occupations-Class 2 shall be 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-2 Residential Low Density District shall apply unless otherwise noted below:

- (a) For the purpose of this Bylaw, each bareland unit for semi-detached dwellings shall be considered a lot with respect to the application of the following:
 - (i) Density
The maximum number of units for semi-detached dwellings shall be 8;
 - (ii) Unit Size
The minimum bareland unit area of each semi-detached building shall be 466 square metres;
 - (iii) Parking
All units shall have double front drive attached garages; and
 - (iv) Yards
In addition to Sections 23(3)(a), (b) and (c), any yard abutting 69 Street SW shall be a minimum depth of 7.5 metres.
- (b) Building Height
The maximum building height shall be one storey.
- (c) Fencing
Low maintenance, uniform fencing of high quality material, compatible with adjacent development, shall be provided.
- (d) 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; and
 - (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.

(e) Architectural Controls for Hillside Development

Prior to, or concurrent with, each tentative plan, a development permit shall be submitted for 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 is to step down the slope; utilize natural grade variations through stepped, 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 are minimized;
- (v) Development proposal to ensure that 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 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 the “wall” or “string” of development along and against the slope.