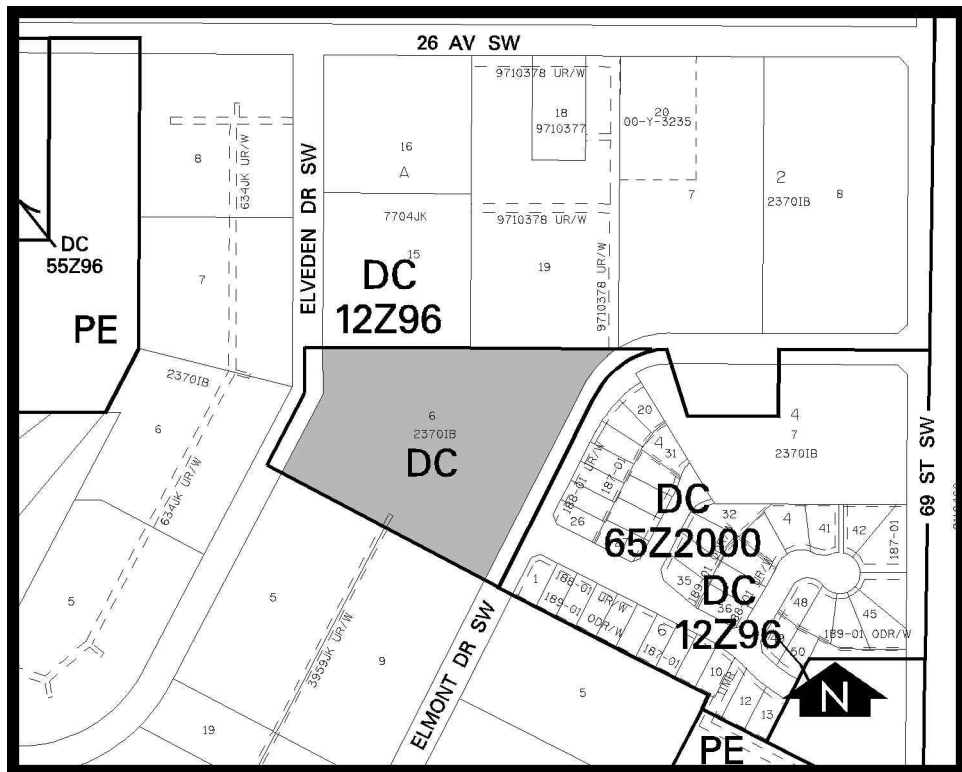


Amendment # 2000/086
Bylaw # 30Z2001
Council Approval: 2001 April 09

SCHEDULE B



DC DIRECT CONTROL DISTRICT

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) Density

The maximum number of residential lots shall be 8.

b) Lot Area

A minimum of 1300 square metres.

c) Side Yard

A minimum of 6 metres on the street side of a corner lot.

d) 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.

e) Slope Adaptive Development

Prior to or concurrent with each tentative plan, a Development Permit shall be submitted for the architectural and slope adaptive development guidelines, which shall include the following:

- (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 to blend with the surrounding topography; cross-contour vertical roadway segments should be minimized;
- (iii) The built-form is to step down the slope; natural grade variations through multi-level housing design should be utilized;
- (iv) 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);
- (v) Development proposals should ensure that changes to the natural drainage pattern, groundwater levels, landforms stability and erosion potential are minimized;
- (vi) Development proposals should ensure the maximum amount of natural vegetation is retained on-site, with the built-form sensitively integrated into the natural terrain; and
- (vii) 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 "string" of development along and against the slope. The predominant roof pitch is to follow the natural slope.