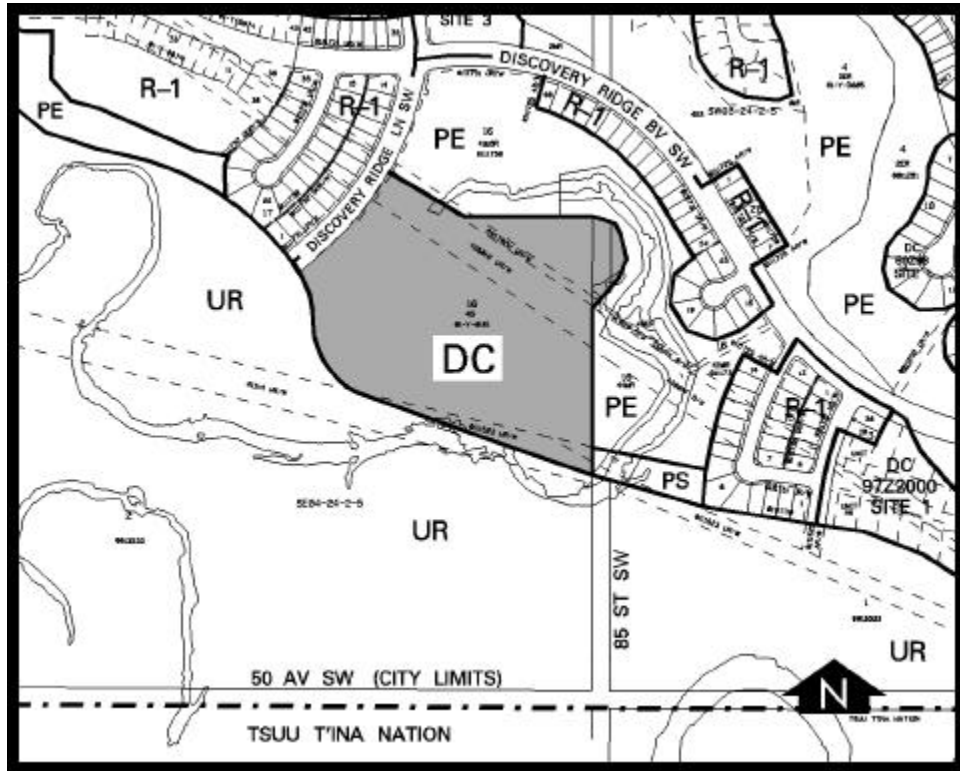


Amendment # LOC2001-0041
Bylaw # 49Z2002
Council Approval: June 17 2002

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the RM-6 Residential High Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively.

2. Development Guidelines

The General Rules of Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the RM-6 Residential High Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) Density

A maximum of 75 units per hectare (30 units per acre).

(b) Building Colour and Finishes

The exterior finishes and colours shall be complementary to the natural setting of the area and to the remainder of the development.

(c) Design Guidelines

Prior to or concurrent with the submission of a plan of subdivision, design guidelines shall be submitted to the satisfaction of the Approving Authority, which shall address the co-ordination and integration of the following site planning objectives:

(i) The clustering of development on disturbed areas to protect the environmentally significant areas. Approximately 65 percent of the area north of the TransAlta power line easement, shall be left as undisturbed natural open space in substantially contiguous areas;

(ii) The minimization of development and construction impacts on native vegetation and other undeveloped portions of land by:

(A) maximizing natural areas between development;

(B) minimizing the amount of paving;

(C) removing only as many trees as are required to achieve development; and

(D) where appropriate, transplanting of vegetation;

(iii) Spatially arranging buildings backing onto the floodway area to prevent the appearance of a wall of development when viewed from public areas within the floodway park area.

(d) Height

A maximum of 8 storeys not exceeding 24 metres at any eaveline.

(e) Escarpment Line

No buildings downslope of the escarpment to project above the level of the top of the escarpment as determined by the Approving Authority. Detailed cross-sections shall be provided at the development permit stage to demonstrate conformity with this provision.

