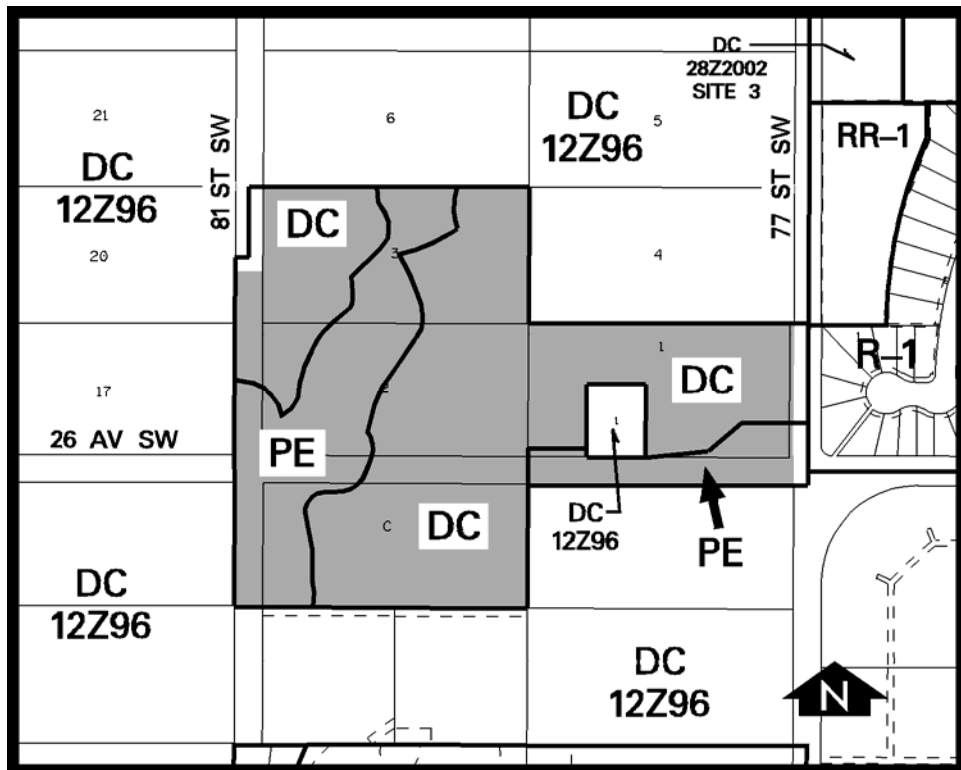




Amendment # LOC2002-0132
Bylaw # 114Z2003
Council Approval: 2003 November 3

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted Uses of the R-1 Residential Single-Detached District of Bylaw 2P80 shall be Permitted Uses only within a slope adaptive development. The Discretionary Uses of the R-1 Residential Single-Detached District of Bylaw 2P80 shall be Discretionary Uses only with the additional Discretionary Use of slope adaptive development (C.U).

For the purpose of this Bylaw slope adaptive development means the development of an area on sloping land which is sensitive to the natural topographical and vegetative features of the landscape.

2. Development Guidelines

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CONTINUED

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the R-1 Residential Single-Detached District shall apply unless otherwise noted below:

(a) Density

The maximum number of residential lots shall be 46.

(b) Lot Area

A minimum of 929 square metres (10,000 square feet).

(c) Slope Adaptive Development Guidelines

Prior to or concurrent with the approval of each tentative plan, a development permit for a slope adaptive development shall be approved by the Approving Authority, and which shall

(i) include, but not be limited to, the following:

- (A) Cross-sections which show final grading, retaining walls and the slope adaptive built form;
- (B) Plans which show the cross-section locations and building envelopes;
- (C) Erosion and Sedimentation Control Plan;
- (D) Building design guidelines which show building articulation, materials, and colours that blend with the natural environment; and
- (E) Any other information as determined necessary by the Approving Authority.

(ii) incorporate the following:

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- (A) Retention of the natural landform as much as possible, without mass regrading to create level lots on existing slopes;
- (B) The built form to step down the slope, utilizes natural grade variations through stepped, multi-level housing design. For steeper slopes (15 percent or greater), utilize terraces within the built form that are created by the multi-level stepped design for outdoor amenity space;
- (C) The site slope to be absorbed into the building massing, with exposed retaining walls having a maximum height of 1.2 metres (4 feet);
- (D) Information to ensure that changes to the natural drainage pattern, ground water levels, landform stability and erosion potential is minimized;
- (E) Information to ensure 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
- (F) Building design, materials and retaining walls 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 slopes.

(d) Restricted Development Area

No grading or stripping, landscaping or other development of any kind shall be allowed within 3.0 metres of the rear property line of all lots created within the area covered by this Bylaw.