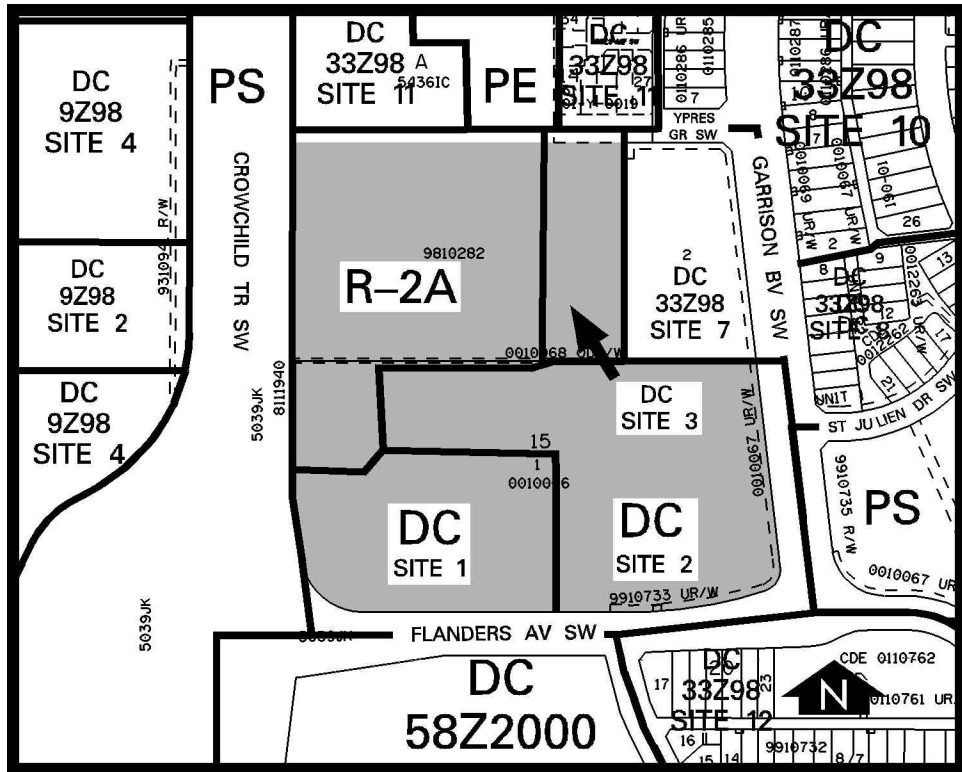


**Amendment # 2001/028
Bylaw # 101Z2001
Council Approval: 2001 October 01**

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Site 1 1.01 hectares± (2.50 acres±)

1. Land Use

The Permitted and Discretionary Uses of the RM-5 Residential Medium Density Multi-Dwelling 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 RM-5 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) Maximum Number of Units

The maximum number of units shall be 175.

(b) Building Orientation and Design

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

(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) 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 Development Authority; and

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

(d) Development Design Guidelines

Development Design Guidelines are to be applied to any residential redevelopment site. Such Guidelines shall regulate the provision, coordination, and integration of:

- the impact on adjoining sites,
- streetscape and architectural treatment,
- landscaping,
- outdoor amenity space, and

any other matters considered necessary by the Development Authority.

Site 2: 1.48 hectares± (3.66 acres±)

1. Land Use

The Permitted and Discretionary Uses of the RM-1 Residential Low Density Multi-Dwelling 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 RM-1 Residential Low Density Multi-Dwelling District shall apply unless otherwise noted below:

(a) Density

The maximum density shall be 39 units per hectare.

(b) Front Yard

(i) The front yard shall be a minimum of 1 metre and a maximum of 3 metres; and

- (ii) Any yard adjacent to a public street shall be considered a front yard.
- (c) Building Orientation and Design
 - (i) The primary entry of all units shall face toward a front yard; and
 - (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) 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 Development Authority; and
 - (ii) Landscaping shall be provided to visually screen parking areas from public streets, public parks and public access easements.
- (e) Development Design Guidelines

Development Design Guidelines are to be applied to any residential redevelopment site. Such Guidelines shall regulate the provision, coordination, and integration of:

 - the impact on adjoining sites,
 - streetscape and architectural treatment,
 - landscaping,
 - outdoor amenity space, and

any other matters considered necessary by the Development Authority.

Site 3: 0.43 hectares± (1.06 acres±)

1. Land Use

The Permitted and Discretionary Uses of the R-1A Residential Narrow Lot Single-Detached District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively, except for single-detached dwellings which shall be a Permitted Use and private schools and child care facilities shall be included as additional 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 R-1A Residential Narrow Lot Single-Detached District shall apply unless otherwise noted below:

(a) Front Yard

Any yard adjacent to a public street, 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; and
- (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 metres of a public street, a public park, or a 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 Development Authority; and
- (ii) Landscaping shall be provided to visually screen parking areas from public streets, public parks and public access easements.

(e) Development Design Guidelines

Development Design Guidelines are to be applied to any residential redevelopment site. Such Guidelines shall regulate the provision, coordination, and integration of:

- the impact on adjoining sites,
- streetscape and architectural treatment,
- landscaping,
- outdoor amenity space, and

any other matters considered necessary by the Development Authority.