

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 number of units shall be 15.

(b) Access

No direct vehicular access shall be allowed to or from 73 Street SW.

(c) Parking

Notwithstanding the requirements of Section 18(2) of Bylaw 2P80, each unit shall provide a minimum of 2 parking stalls.

(d) Building Design

- (i) The design, character and appearance of the buildings shall be compatible with and complimentary to the surrounding area;
- (ii) Where units back onto low density residential units, the rear elevation of the units shall be compatible with the rear elevations of the low density residential units;
- (iii) Where units back onto a public street, their street elevation shall be of a quality and articulation compatible with the residential units across the street;
- (iv) In addition to the above, the site plan and building design shall address massing, height, orientation and coverage, as required in Section 1.6.5. of the East Springbank II Community Plan.

(e) Yards

- (i) A minimum of 3 metres from the front of a building to a property line;
- (ii) A minimum of 1.2 metres from the side of a building to a property line; a minimum of 3 metres where adjacent to a street;
- (iii) A minimum of 7.5 metres from the rear of a building to a property line; and
- (iv) A minimum of 5 metres abutting a low density residential district except a minimum of 3 metres may be provided where the end unit is a maximum of 2 storeys.

(f) 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.