

LAKWOOD SUBURBAN CENTRE ARCHITECTURAL CONTROLS

FOR

RM4 & RM5 RESIDENTIAL ZONES

Version One – January 23, 2006
Approved by City Council, February 27, 2006



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1.0 Introduction

Lakewood Suburban Centre Architectural Controls describes the general design requirements for 10 properties on the Lakewood Suburban Centre Neighborhood Map found opposite. Four properties are zoned RM5 and labeled Lots 8, 9 and 10, Block 432, and Lot 25, Block 433. Six properties are zoned RM4 and labeled Lot 7, Block 432, Lots 15, 23 and 24, Block 433, and Lots 1A and 3, Block 434.

Lakewood Suburban Centre Architectural Controls concern the position of buildings on sites, the proportion, scale and massing of building forms, the application of materials and colours to exterior walls and roofs, and the choice and location of windows and doors.

Lakewood Suburban Centre Architectural Controls are intended to supplement the City of Saskatoon Zoning Bylaw No. 7800. Developments are expected to be governed by Bylaw No. 7800 in combination with the Architectural Controls. In the event that there are contradictions between these two documents, Zoning Bylaw No. 7800 will govern.

Version One of Lakewood Suburban Centre Architectural Controls was prepared by Stantec Architecture Ltd. for the City of Saskatoon Land Branch, January 23, 2006.



Figure 1 – Lakewood Suburban Centre Neighborhood Map

2.0 Proportion, Scale, and Massing

Intent: New developments should be well proportioned and integrate with neighbouring buildings. Projects should incorporate sensitive design elements that break down perceived proportion, scale and massing of building elements within this zone to create human-scaled pedestrian-environments and streetscapes. Developments should utilize existing or “natural” grade, or ground level, to assist them in blending with adjacent developments. Grade alterations can create negative impacts on adjacent properties. Developments should create a “street wall” for all multi-unit apartment type units.

Building volumes must incorporate intermittent variances in plan and elevation to encourage shadow lines on the building and to assist in breaking down the apparent mass and scale into well proportioned volumes. Wherever possible, locate the majority of the principal building(s) main façade parallel to a straight public street or tangent to a curved public street. When a group of principal buildings are located on a site, open space is permitted between principal buildings fronting a public street provided that the total linear amount of building façade exceeds the total linear amount of open space measured along the same property line.



Figure 2 Good Example of Proportion, Scale and Massing and Illustrates a “Street Wall”



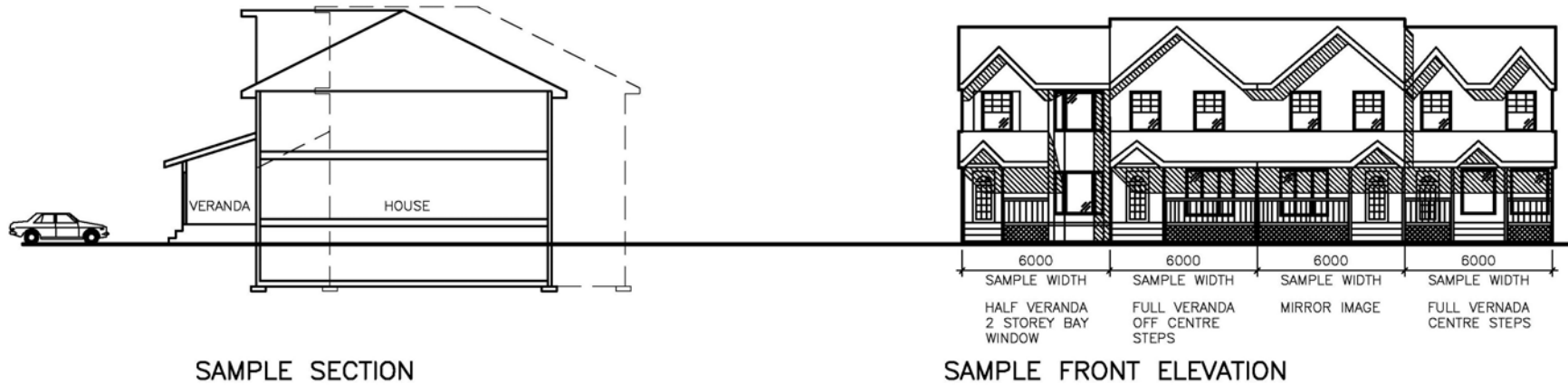
Figure 3 Poor Example of Proportion, Scale and Massing

The sides of a group of principal and accessory buildings are permitted to front onto public streets provided that the total linear amount of the side elevations is less than the total linear amount of principal building facades fronting the same public street. Minimize wherever possible the rear elevations of principal and accessory building fronting onto public streets. Site specific requirements for multi-apartment style buildings are found in Figures 19 to 24.

Construct buildings to define the edges of, and to face onto, any public park and/or accessible open spaces.

Building masses should be arranged to ensure adequate light, view, and privacy for each residential unit. Where properties share a common property line, each property must have buildings with different applications of proportion, scale and massing.

Site specific requirements for multi-unit apartment style buildings are found in Figures 19 to 24. Refer to the Appendices for site specific requirements for other lots.



Proportion, Scale and Massing: Projects must incorporate sensitive design elements that break the overall scale and mass of buildings into human scale components through the use of a variance in plan and wall planes.

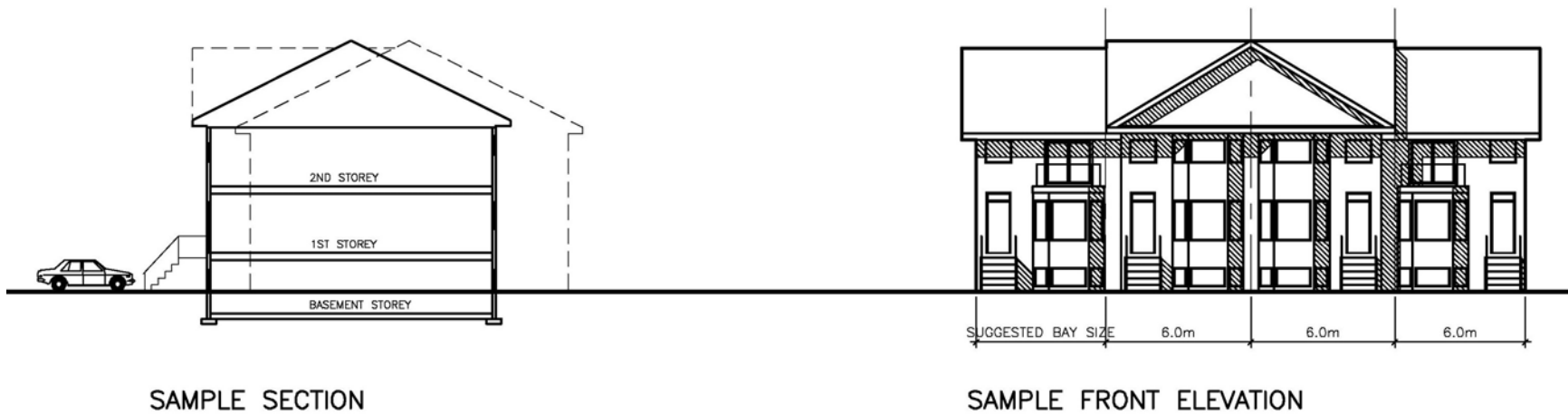


Figure 4 Sample 2 Storey & 2 ½ Storey Townhouse without Garage

3.0 Walls & Materials



Figure 5 Good Example of Wall Cladding Variety

Intent. Materials that compliment those used in adjacent developments are desirable to create unity. A variety of cladding materials are encouraged to create interest. Metal claddings must be utilized sensitively. Walls clad in a single material are not permitted in order to avoid monotony.

Durable high quality materials should be utilized for cladding on all building faces.

Permitted claddings include natural stone, brick, cultured stone, split-faced concrete block masonry, cement based stucco system, EIFS/Acrylic stucco on upper levels, prefinished metal, aluminum shingles, cedar shingles, clay tile façade system, ceramic tile, glazing, wood siding, limited use of vinyl siding, and cement-board siding where fire resistance is required. The scale of the material should be consistent with the human scale of the building mass.

A minimum of two major exterior cladding materials, excluding fenestration, are required for any elevation of a principal or accessory building facing a public street, the proportions of which must be sensitively designed. Major exterior cladding materials must be perceived as occupying a significant proportion of any wall elevation.

In the case of the choice of stone, masonry, or ceramic tile wall cladding, the use of two discernable colours, two discernable textures, or combinations thereof of the same material are acceptable as meeting the requirements. In the case of wood siding, vinyl siding, or cement board siding, two significantly different material patterns are acceptable as meeting the requirements. For example, “fish scale” accent panels combined with straight horizontal overlapping panels are considered to fulfill the requirements.

Architectural detailing applies equally to all building elevations especially in the case where the side and rear of a principal building backs onto any street.

In the case of multi-unit apartment style buildings, refer to Figures 19 to 24 for extending wall cladding materials to a certain distance along side and rear building elevations that do not face public streets. Where properties share a common property line, each property must have different materials or combinations of materials.



Figure 6 Poor Example of Wall Cladding Variety



Figure 7 Samples of Permitted Cladding Materials for Walls and Roofs

4.0 Colour



Figure 8 Good Example of the Use of Multiple Colours

Intent: Variety of colour is encouraged for projects within the residential zone to prevent the creation of monotonous private and public streetscapes. A minimum number of colors is prescribed to ensure more than one color is used on each façade.

A variety of colour schemes are preferred to encourage a lively private and public streetscape. Discernable shades of one colour as viewed from any street may be considered two separate colours for purposes of this section. Selected colours should match the range of Benjamin Moore “Historical Colours”.

Townhouse Style Dwelling Group: Colour should be varied within developments. For developments consisting of more than one building of conjoined units, a minimum of two exterior colour schemes must be implemented.

A minimum of two colors (excluding roof colors visible from any street and colours utilized for minor components such as glazing, flashings, casings, trims, windows, doors, decorative accessories, etc.) should be utilized in the colour scheme of each building façade facing any street.

A minimum of four colours should be utilized on any one building colour scheme (includes roof colour visible from street and colours of minor components). Colours must be visible from any street to qualify.

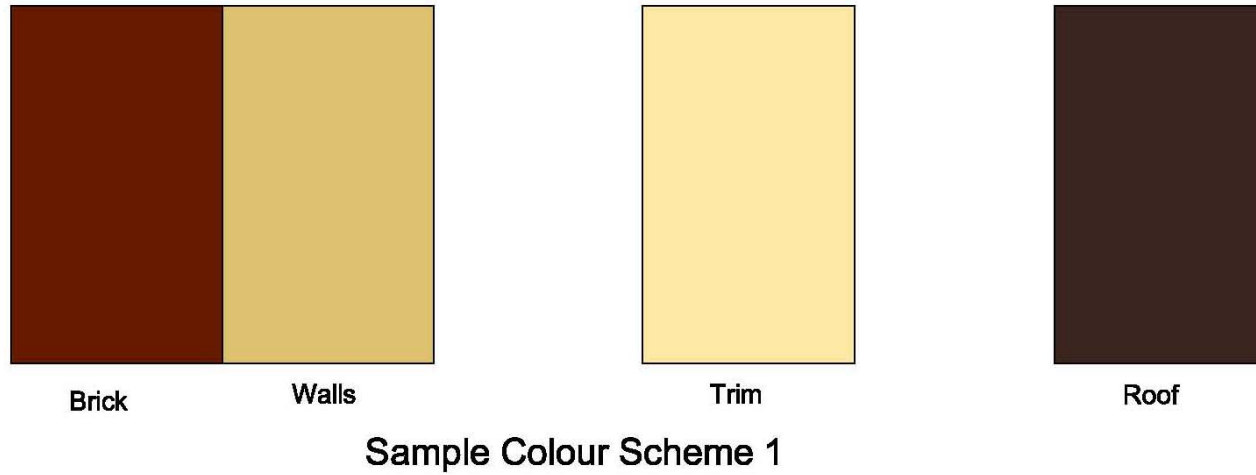
Apartment Style Developments: One exterior color scheme is permitted per site that has more than one building. A minimum of two colours should be utilized at each building face (excluding roof colour visible from any street and colours used for minor components such as glazing, flashings, casings, trims, windows, decorative accessories, etc.)

A minimum of four colours should be utilized on any one building (includes roof colour visible from any street and colours of minor components). Colours must be visible from any street to qualify.

General Requirements: Accessory buildings should be treated similar to principal buildings on the same site. Where properties share a common property line, each property must have different color schemes.



Figure 9 Example Single Colour Use for Walls



Provide a minimum of 2 Exterior Colour Schemes for Townhouse Style Dwelling Groups with more than one Building. Apartment style developments with one or more buildings are permitted to use one exterior color scheme.

Figure 10 Sample Colour Schemes

5.0 Fenestration – Windows & Doors



Figure 11 Good Example of Fenestration

Intent: Patterns of openings, such as doors and windows, should relate to adjacent developments to encourage a degree of consistency between projects along a particular street. Abundant glazing at street level is encouraged for community surveillance and to enhance street lighting at night.

Fenestration patterns shall be complementary to patterns within adjacent developments. Upper level fenestration should be oriented to streets and/or public amenity spaces.

Blank walls without fenestration at street level or upper levels will not be permitted to face public or private streets

If glazing tints are used, they should reflect the choice of colors of wall and roof claddings. Reflective coatings are not permitted.

6.0 Windows and Glazing

Intent: Windows must be selected to complement the architectural vocabulary and to satisfy functional and climatic issues. Window articulation must be consistent with the proposed architectural style of the building.

Permitted types include: double hung, awning, casement, horizontal sliders, sky lights, glass blocks, fixed, and combinations thereof.

If imitation shutters are utilized, they should be proportioned to give the impression that they are functional and capable of covering the entire window.

7.0 Exterior Doors

Intent: Doors must be selected to complement the architectural vocabulary and to satisfy functional and climatic issues.

Developments are encouraged to have main entrances facing public streets. For Dwelling Groups, main entrances to each unit do not have to face a public street, however secondary entrances facing public streets should be well defined architecturally.



Figure 12 Example of blank walls without Fenestration

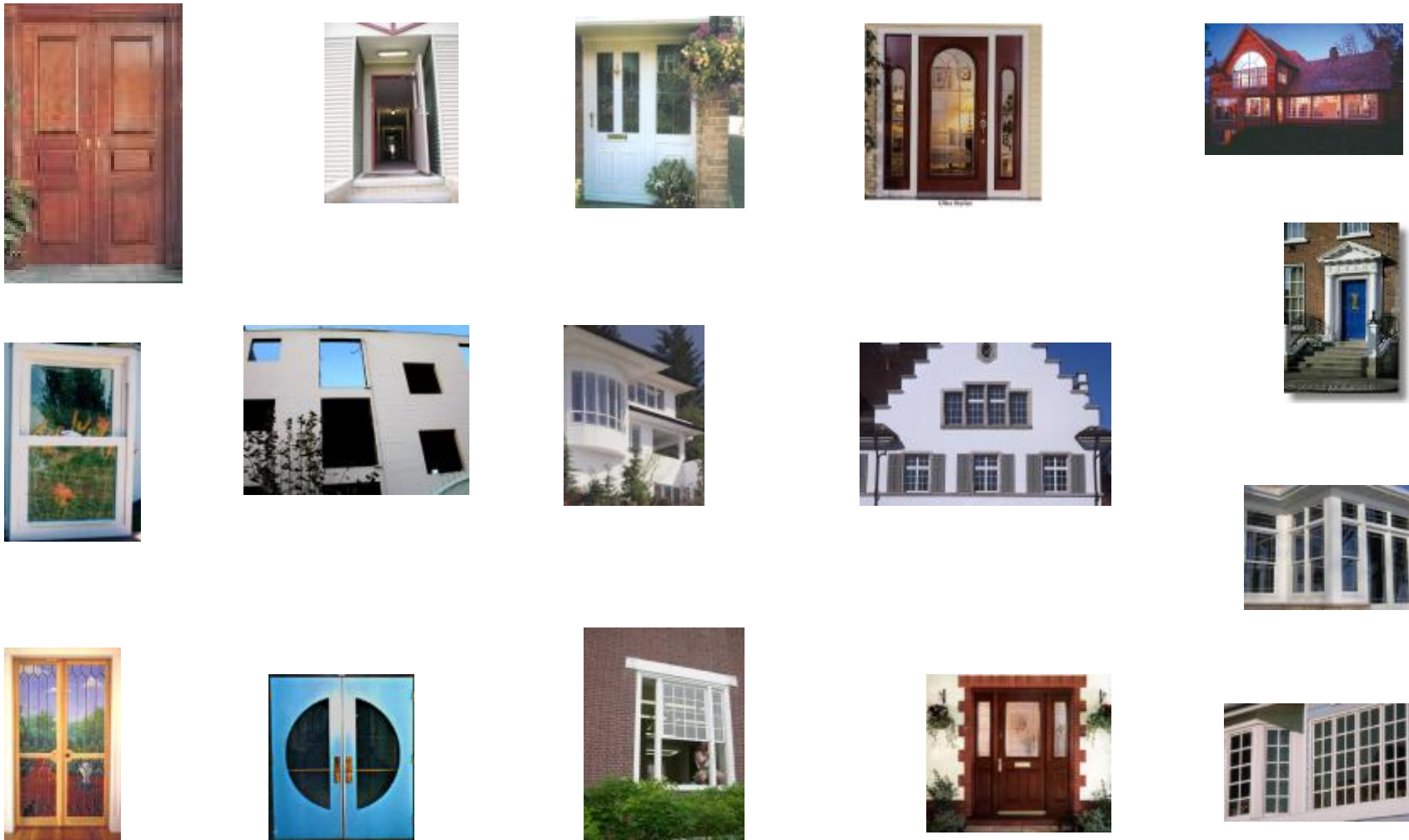


Figure 13 Examples of Doors and Windows

8.0 Roofs



Figure 14 Good Example of Varying Roof Planes

Intent: Roofs should be designed to form an integral part of any project. Where exposed roof surface areas are large, incorporate sensitive design elements that break down perceived proportion, scale and massing of the roof to create human-scaled surfaces.

Maximum roof pitch is 12 in 12. Minimum roof pitch is 5 in 12. Flat roofs are permitted. The roof pitch should be consistent with the building architectural style. Special consideration must be given to flat roofs or roofs less than 5 in 12 pitch. If a flat roof or a roof with less than 5 in 12 pitch is proposed, then the proponent must give special consideration to the integration of the roof with the building architecture.

The exposed roof area when calculated perpendicular to a vertical viewing plane should not exceed 40 % of the total projected wall and roof area. Alternatively, large roof areas should be broken down into smaller volumes by varying the roof planes, or by introducing sensitive design elements such as dormer windows.

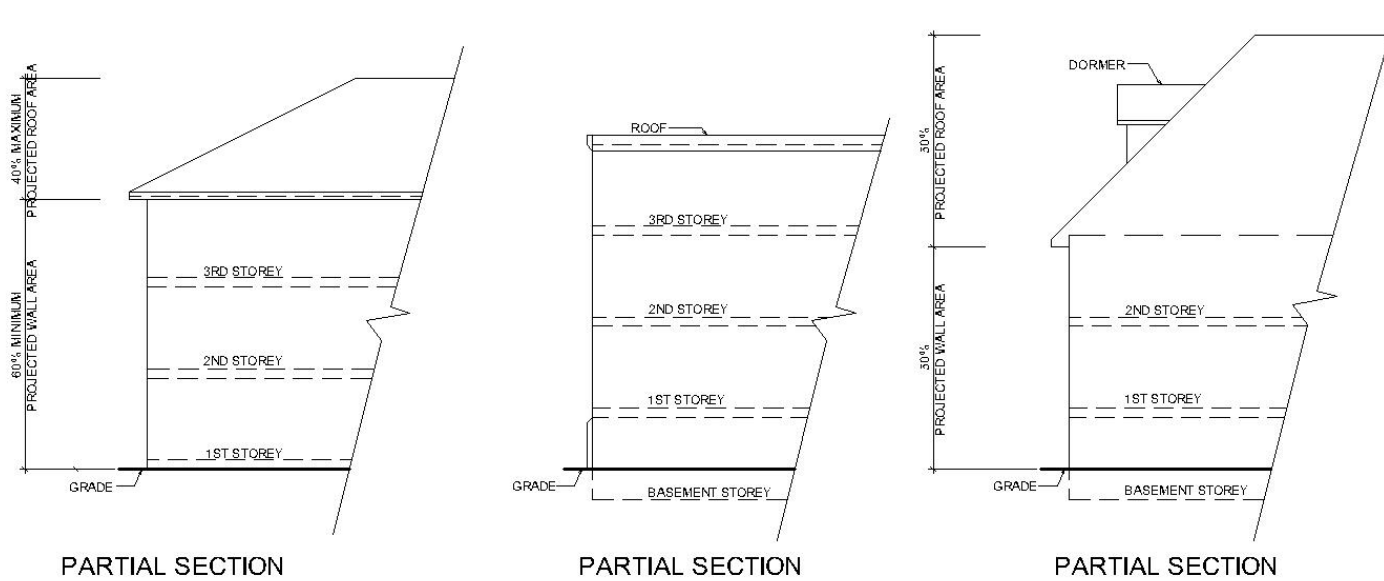
All chimneys visible from any street should be enclosed within a chimney chase. The form, style, materials and color of the chimney chases should be consistent with the overall architectural character.

Sloped roofs should have a minimum overhang of 450 mm or 18 inches. Fascia boards should be a minimum 150 mm or 6 inches.

Permitted claddings for sloped roofs include prefinished steel standing seam roofs complete with snow and ice stops, asphalt shingles, cedar shingles/shakes, granular faced aluminum shingles, clay or concrete tile roofing and glazing. Permitted roofing materials for flat roofs are not restricted.



Figure 15 Example of Unacceptable Large Roof Areas



Exposed Roof Area: Where exposed roof area exceeds 40% of projected wall and roof area, introduce a change of plane or a design element such as a dormer window to break up large roof areas.

Figure 16 Exposed Roof Area

9.0 Style



Figure 17 Good Example of Contemporary Architectural Style

Intent: An architectural style such as “neo-traditional” is not prescribed. Instead, projects should satisfy the overall human scale architectural vocabulary as outlined in these architectural controls. Varying architectural interpretations are encouraged.

10.0 Variety

Intent: A variety of architectural styles, spaces, colours, materials and uses are encouraged. However consistency with the overall architectural vocabulary must be demonstrated.

11.0 Relationship to Streetscape

Intent: Multi-unit building facades facing public streets should help define the streetscape. Wherever possible, front and side elevations should front onto public streets.

Create a street-wall with the majority of the staggered main façade located parallel to straight street or tangent to a curved street.

In addition to zoning bylaw fencing regulations for multi-unit dwellings, property lines adjacent to streets must be fully fenced and landscaped with a painted wood “picket” fence or an aluminum/steel/wrought iron fence not more than 1000 mm in height. The amount of solid area of the wood “picket” or metal fence shall not exceed 50%. Natural stone, brick or split-faced concrete block masonry walls, and/or piers, are also permitted and may be 100% solid. Access to entrances or gates do not figure into this definition.

Developments with perimeter fencing that front onto public streets shall be designed with change of plane and use of at least two materials and colours to create an interesting streetscape.

Private exterior open space in the form of verandas, porches, balconies, patios, and/or roof terraces are strongly encouraged for as many residential units as feasible.



Figure 18 Example of Relationship to Streetscape



Figure 19 Range of Multi-Unit Apartment Positions for 142 Pawlychenko Lane

Site Specific Requirements for 142 Pawlychenko Lane, Lot 7, Block 432, Plan 101648808, Zoned RM4

1. Where an abutting wall of a principal or accessory building changes plane with an exterior wall that fronts onto a public street, the abutting exterior wall shall be clad with at least two major cladding materials that extend from the front corner for a length of at least 1.2 meters long the abutting exterior wall plane or to the next change of wall plane.
2. Where a solid fence fronts onto a public street and encloses an open space between a principal and accessory building, the cladding materials requirements for principal and accessory buildings shall apply to the fence.
3. All units in multi-unit apartment style housing must be accessible from a common entrance and circulation system. All common entry points must have a clear architectural definition and contribute to the overall architectural vocabulary.
4. Arrange and shield site lighting to prevent hazards or annoyance to neighbours.
5. Screen mechanical and electrical equipment within view of street.
6. Locate on-site parking within-in building footprint, rear zone or rear yard.

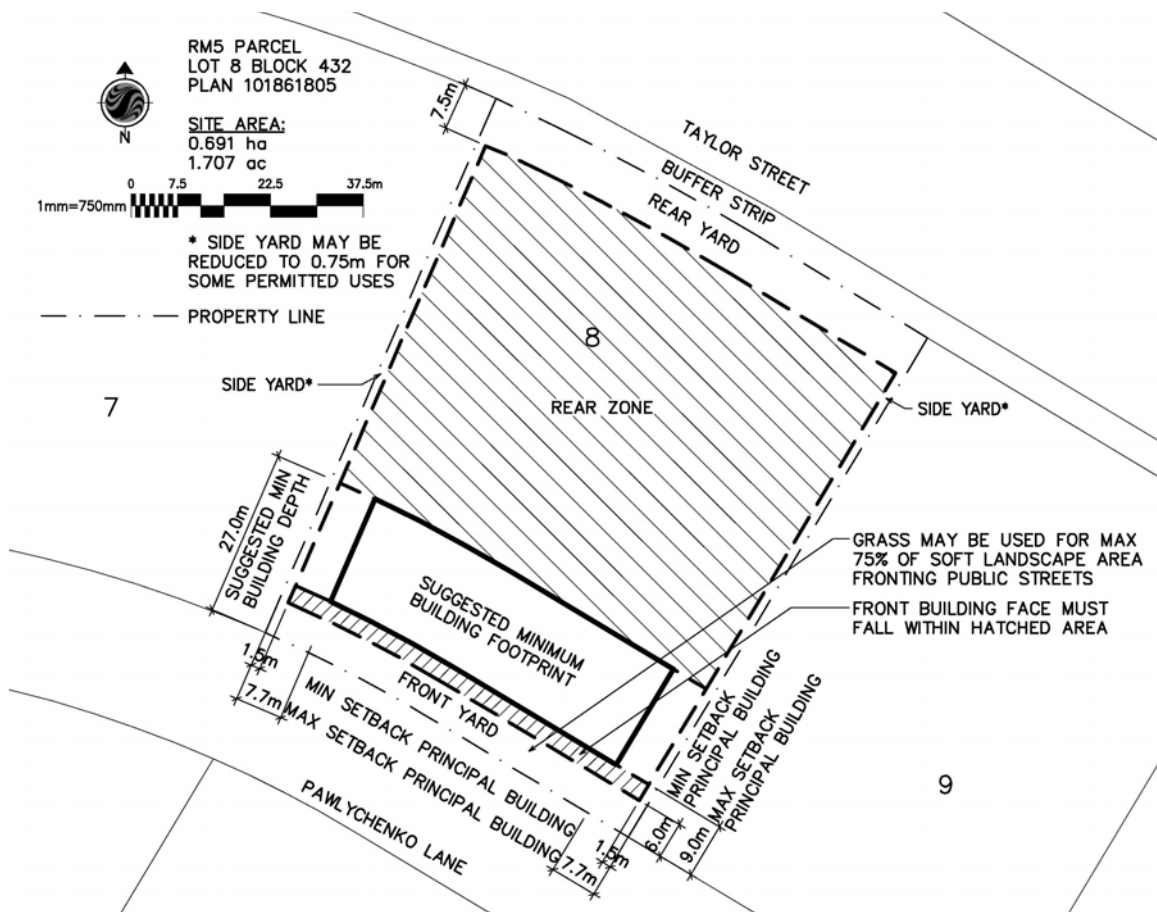


Figure 20 Range of Multi-Unit Apartment Positions for 150 Pawlychenko Lane

Site Specific Requirements for 150 Pawlychenko Lane, Lot 8, Block 432, Plan 10186805, Zoned RM5

1. Where an abutting wall of a principal or accessory building changes plane with an exterior wall that fronts onto a public street, the abutting exterior wall shall be clad with at least two major cladding materials that extend from the front corner for a length of at least 1.2 meters long the abutting exterior wall plane or to the next change of wall plane.
2. Where a solid fence fronts onto a public street and encloses an open space between a principal and accessory building, the cladding materials requirements for principal and accessory buildings shall apply to the fence.
3. All units in multi-unit apartment style housing must be accessible from a common entrance and circulation system. All common entry points must have a clear architectural definition and contribute to the overall architectural vocabulary.
4. Arrange and shield site lighting to prevent hazards or annoyance to neighbours.
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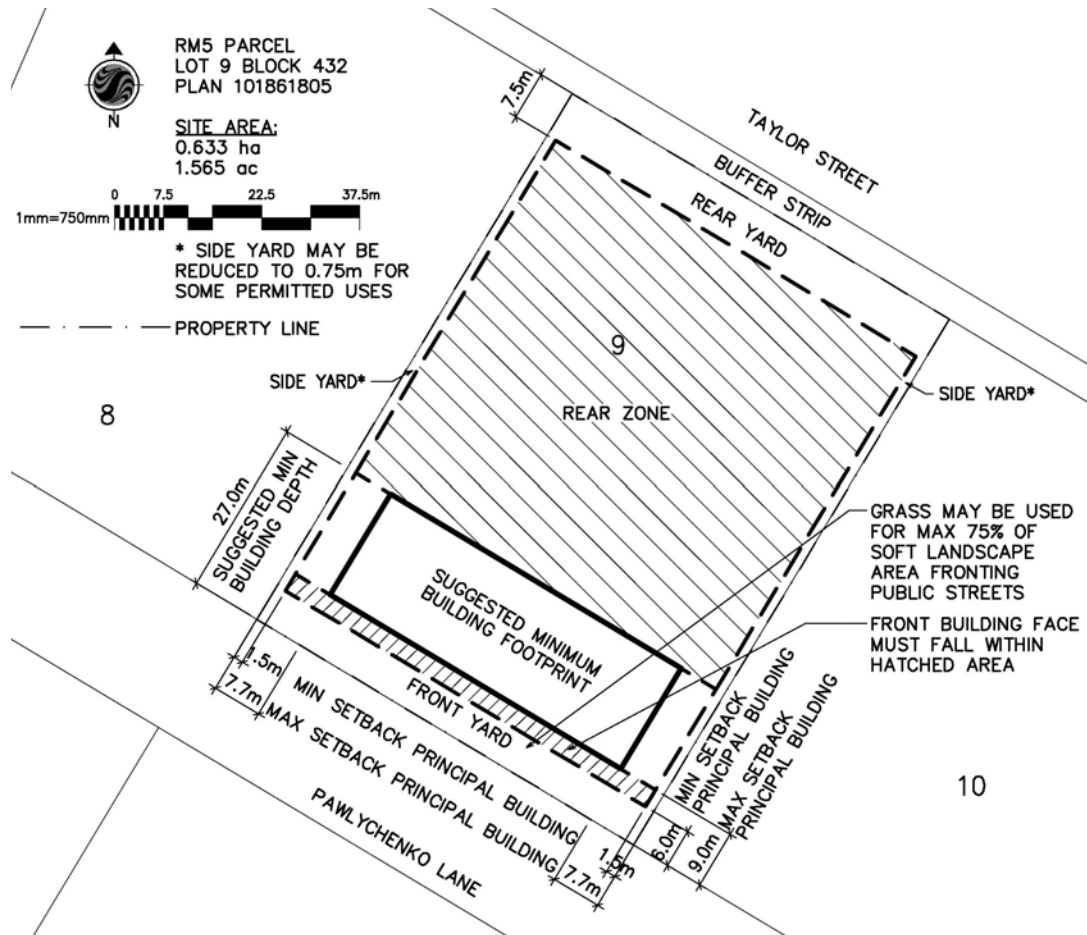


Figure 21 Range of Multi-Unit Apartment Building Positions for 158 Pawlychenko Lane

Site Specific Requirements for 158 Pawlychenko Lane, Lot 9, Block 432, Plan 101861805, Zoned RM5

1. Where an abutting wall of a principal or accessory building changes plane with an exterior wall that fronts onto a public street, the abutting exterior wall shall be clad with at least two major cladding materials that extend from the front corner for a length of at least 1.2 meters long the abutting exterior wall plane or to the next change of wall plane.
2. Where a solid fence fronts onto a public street and encloses an open space between a principal and accessory building, the cladding materials requirements for principal and accessory buildings shall apply to the fence.
3. All units in multi-unit apartment style housing must be accessible from a common entrance and circulation system. All common entry points must have a clear architectural definition and contribute to the overall architectural vocabulary.
4. Arrange and shield site lighting to prevent hazards or annoyance to neighbours.
5. Screen mechanical and electrical equipment within view of street.
6. Locate on-site parking within-in building footprint, rear zone or rear yard.

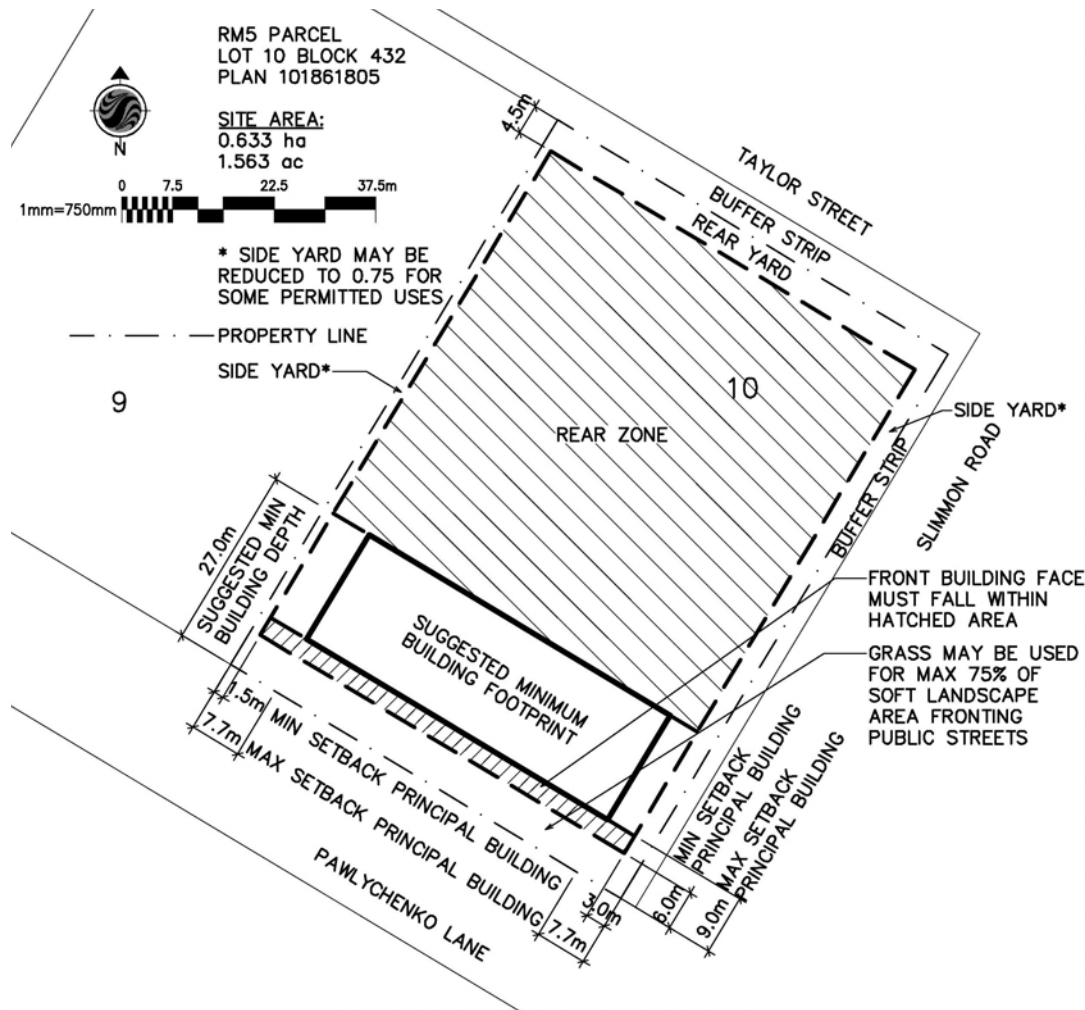


Figure 22 Range of Multi-Unit Apartment Building Positions for 166 Pawlychenko Lane

Site Specific Requirements for 166 Pawlychenko Lane, Lot 10, Block 432, Plan 101861805, Zoned RM5

1. Where an abutting wall of a principal or accessory building changes plane with an exterior wall that fronts onto a public street, the abutting exterior wall shall be clad with at least two major cladding materials that extend from the front corner for a length of at least 1.2 meters long the abutting exterior wall plane or to the next change of wall plane.
2. Where a solid fence fronts onto a public street and encloses an open space between a principal and accessory building, the cladding materials requirements for principal and accessory buildings shall apply to the fence.
3. All units in multi-unit apartment style housing must be accessible from a common entrance and circulation system. All common entry points must have a clear architectural definition and contribute to the overall architectural vocabulary.
4. Arrange and shield site lighting to prevent hazards or annoyance to neighbours.
5. Screen mechanical and electrical equipment within view of street.
6. Locate on-site parking within-in building footprint, rear zone or rear yard.

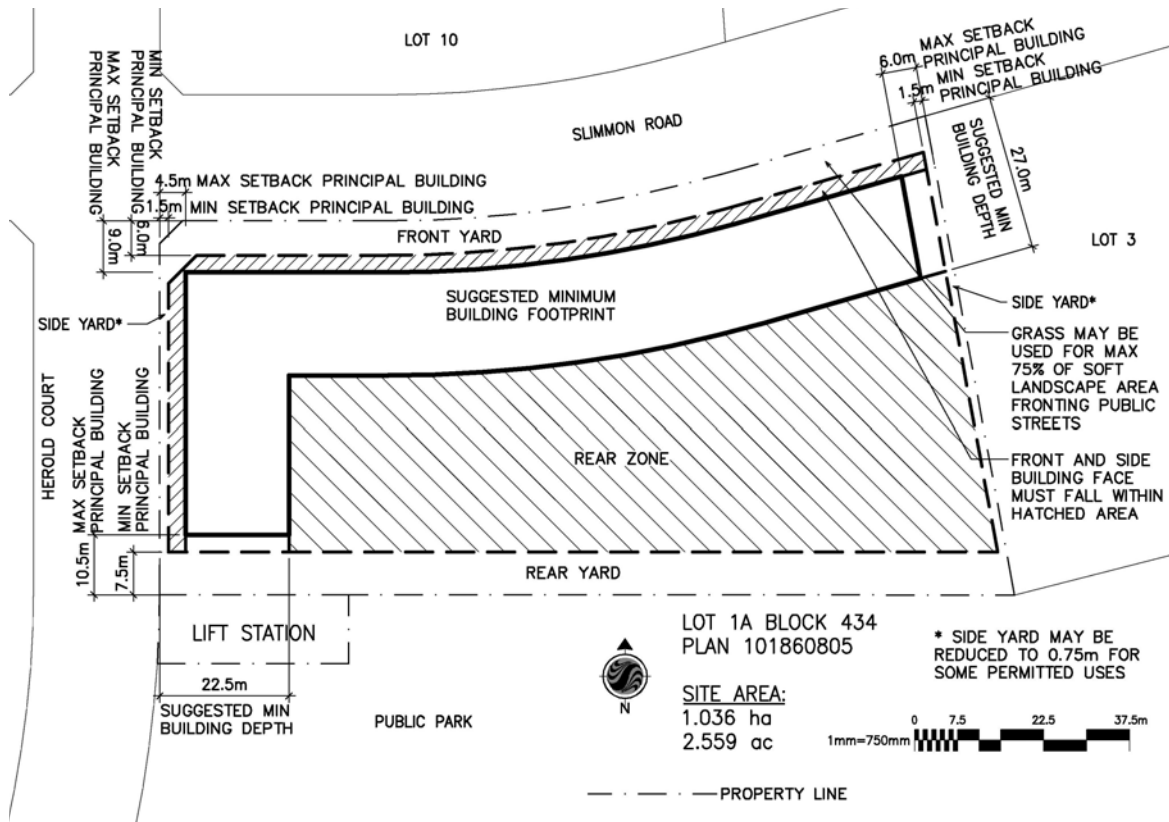


Figure 23 Range of Multi-Unit Apartment Building Positions for 210 Slimmon Road

Site Specific Requirements for 210 Slimmon Road, Lot 1A, Block 434, Plan 10186805, Zoned RM4

1. Where an abutting wall of a principal or accessory building changes plane with an exterior wall that fronts onto a public street, the abutting exterior wall shall be clad with at least two major cladding materials that extend from the front corner for a length of at least 1.2 meters long the abutting exterior wall plane or to the next change of wall plane.
2. Where a solid fence fronts onto a public street and encloses an open space between a principal and accessory building, the cladding materials requirements for principal and accessory buildings shall apply to the fence.
3. All units in multi-unit apartment style building, must be accessible from a common entrance and circulation system. All common entry points must have a clear architectural definition and contribute to the overall architectural vocabulary.
4. Arrange and shield site lighting to prevent hazards or annoyance to neighbours.
5. Screen mechanical and electrical equipment within view of street.
6. Locate on-site parking within-in building footprint, rear zone or rear yard.

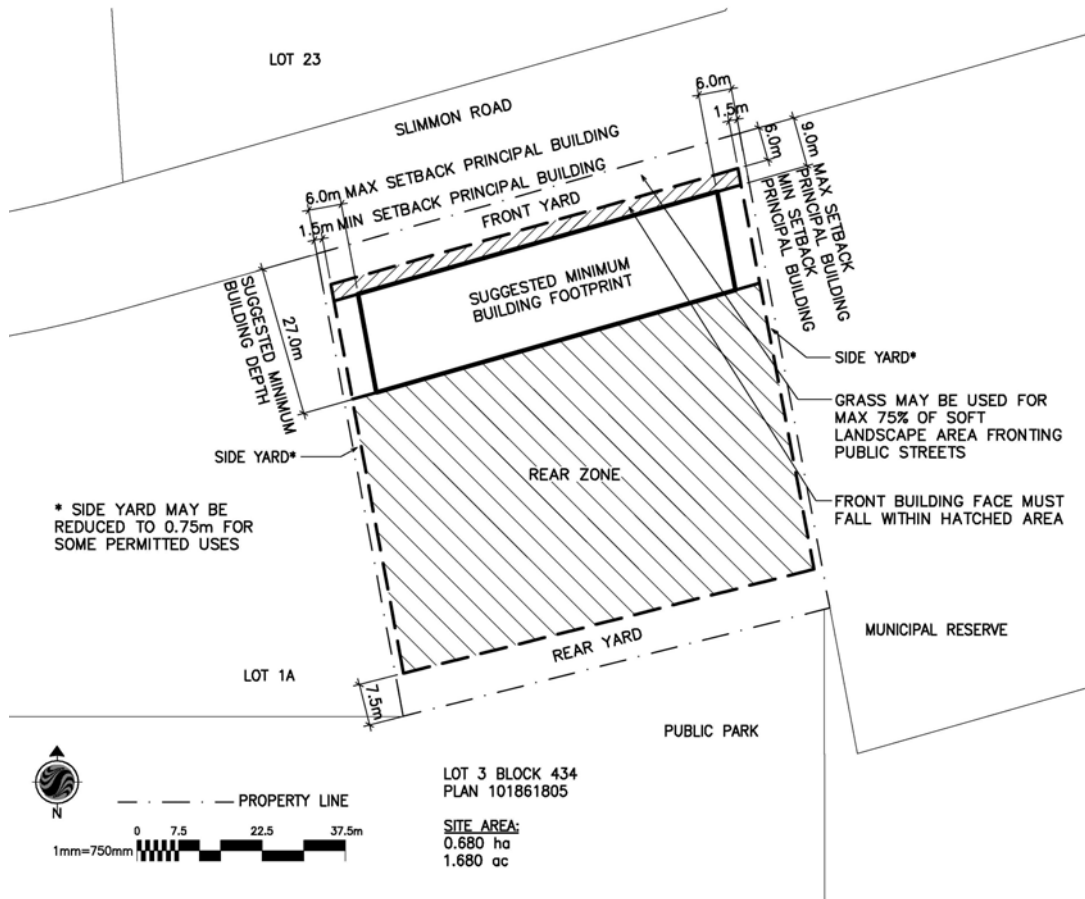


Figure 24 Range of Multi-Unit Apartment Building Positions for 230 Slimmon Road

Site Specific Requirements for 230 Slimmon Road, Lot 3, Block 434, Plan 10186805, Zoned RM4

1. Where an abutting wall of a principal or accessory building changes plane with an exterior wall that fronts onto a public street, the abutting exterior wall shall be clad with at least two major cladding materials that extend from the front corner for a length of at least 1.2 meters long the abutting exterior wall plane or to the next change of wall plane.
2. Where a solid fence fronts onto a public street and encloses an open space between a principal and accessory building, the cladding materials requirements for principal and accessory buildings shall apply to the fence.
3. All units in multi-unit apartment style building must be accessible from a common entrance and circulation system. All common entry points must have a clear architectural definition and contribute to the overall architectural vocabulary.
4. Arrange and shield site lighting to prevent hazards or annoyance to neighbours.
5. Screen mechanical and electrical equipment within view of street.
6. Locate on-site parking within-in building footprint, rear zone or rear yard.

12.0 Parking, Loading, and Service Areas



Figure 25 Example of Parking Area

Intent: Balance the need to improve the pedestrian environment with the demand for parking. Parking for developments should not dominate the streetscape or individual sites. Access to all parcels is acceptable from public streets noted on Figures 19, 20, 21 and in the Appendices.

For all developments, parking is not permitted in front yards. Parking, if provided, must be located within or under the development or in a rear yard and suitably screened from street level.

13.0 Site and Building Exterior Lighting

Intent: Buildings and sites should be illuminated for security and ambience. Night lighting encourages activity, but any potential for “light pollution” is to be avoided.

Lighting on any site and on/in any portion of a building shall be arranged and shielded such as that it does not become a hazard or annoyance.

Lighting should not in any way compromise the appropriate function of adjacent properties.

14.0 Mechanical/Electrical

Intent: Screen mechanical and electrical equipment that is normally left within view of the street on sites and on rooftops. Noise generated by this equipment must be considered such that adjacent occupancies are not impacted.

Excluding any existing utility, mechanical and electrical equipment on a site or on a building must be adequately screened from adjacent street level.



Figure 26 Example Site & Building Lighting

15.0 Landscape



Figure 27 Sample Landscape Concept

Landscapes must be designed to be self-sustaining in the local climate or an adequate irrigation system is to be provided.

Coniferous trees must be a minimum of 1800mm height and deciduous trees must have a minimum caliper of 50mm at the time of installation.

Intent: To encourage professionally designed solutions to link the Neighborhood Park Systems with the Neighborhood. Designs should encourage year-round activity.

Open space must be landscaped.

All developments submissions must be accompanied by landscape concept plans.

In the case of soft landscaping, grass may only be used for 75% of the soft landscaping provided on any site.

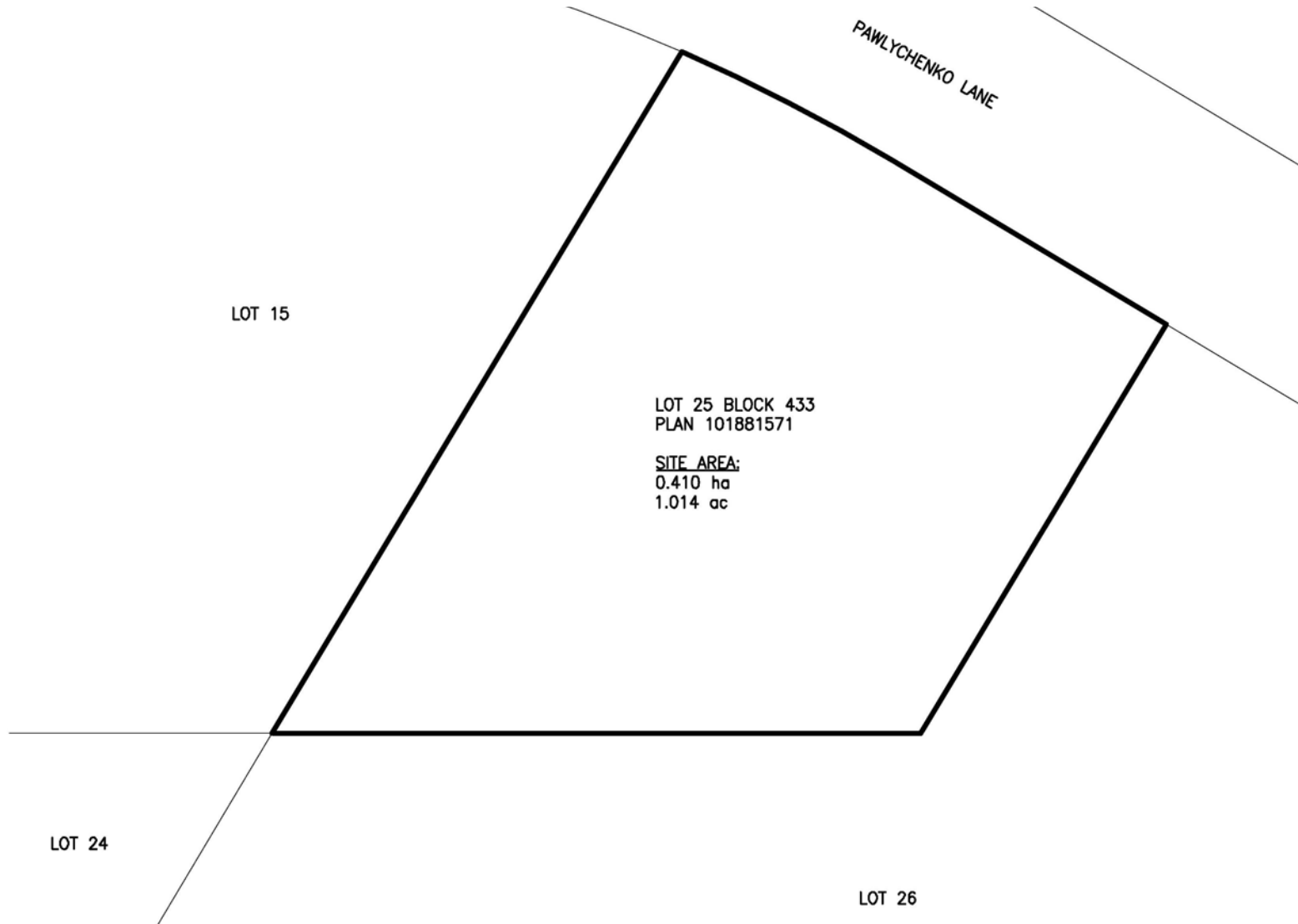


Figure 28 Sample Landscape Concept

Appendix A

Site specific requirements for Lot 25, Block 433, Plan 101881571, Zoned RM5, refer also to Section 2, Proportion, Scale and Massing

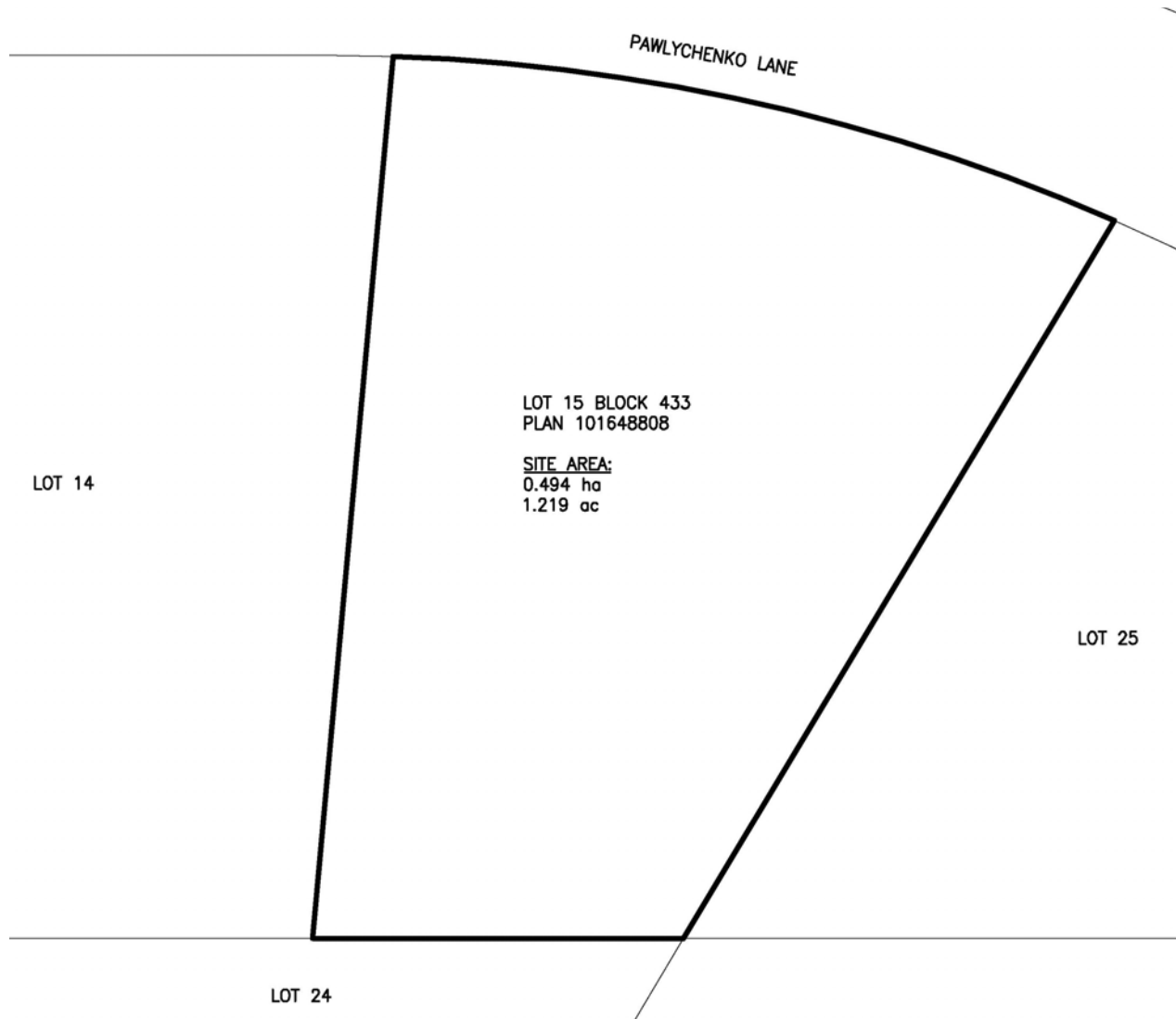
1. Density on this site shall be a minimum of 15 units per acre.



Appendix B

Site specific requirements for 143 Pawlychenko Lane, Lot 15, Block 433, Plan 101648808, Zoned RM4, refer also to Section 2, Proportion, Scale and Massing.

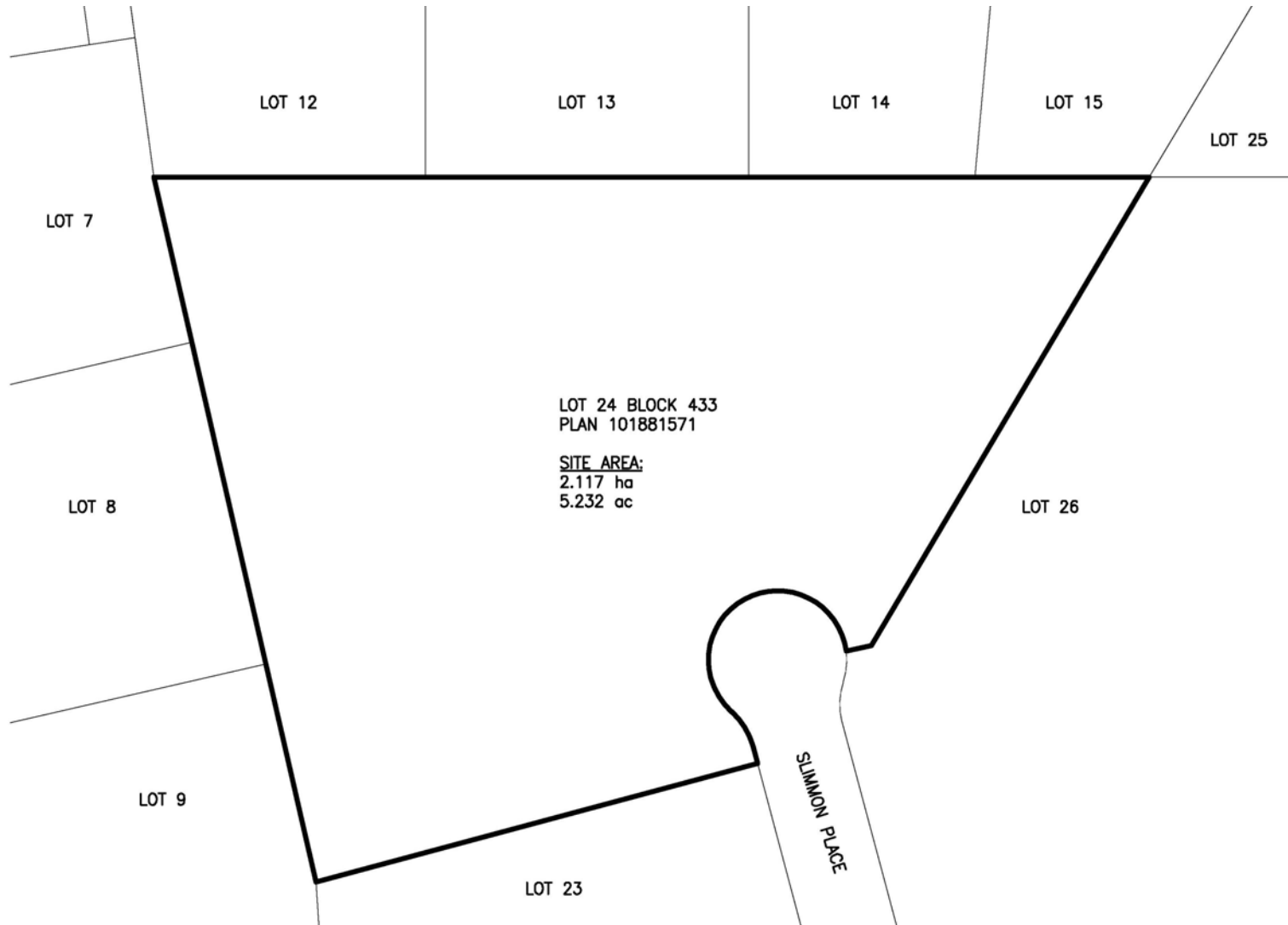
1. Density on this site shall be a minimum of 15 units per acre.



Appendix C

Site specific requirements for Lot 24, Block 433, Plan 101881571, Zoned RM4, refer also to Section 2, Proportion, Scale and Massing.

1. Density on this site shall be a minimum of 15 units per acre.



Appendix D

Site specific requirements for Lot 23, Block 433, Plan 101881571, Zoned RM4, refer also to Section 2, Proportion, Scale and Massing.

1. Density on this site shall be a minimum of 15 units per acre.

