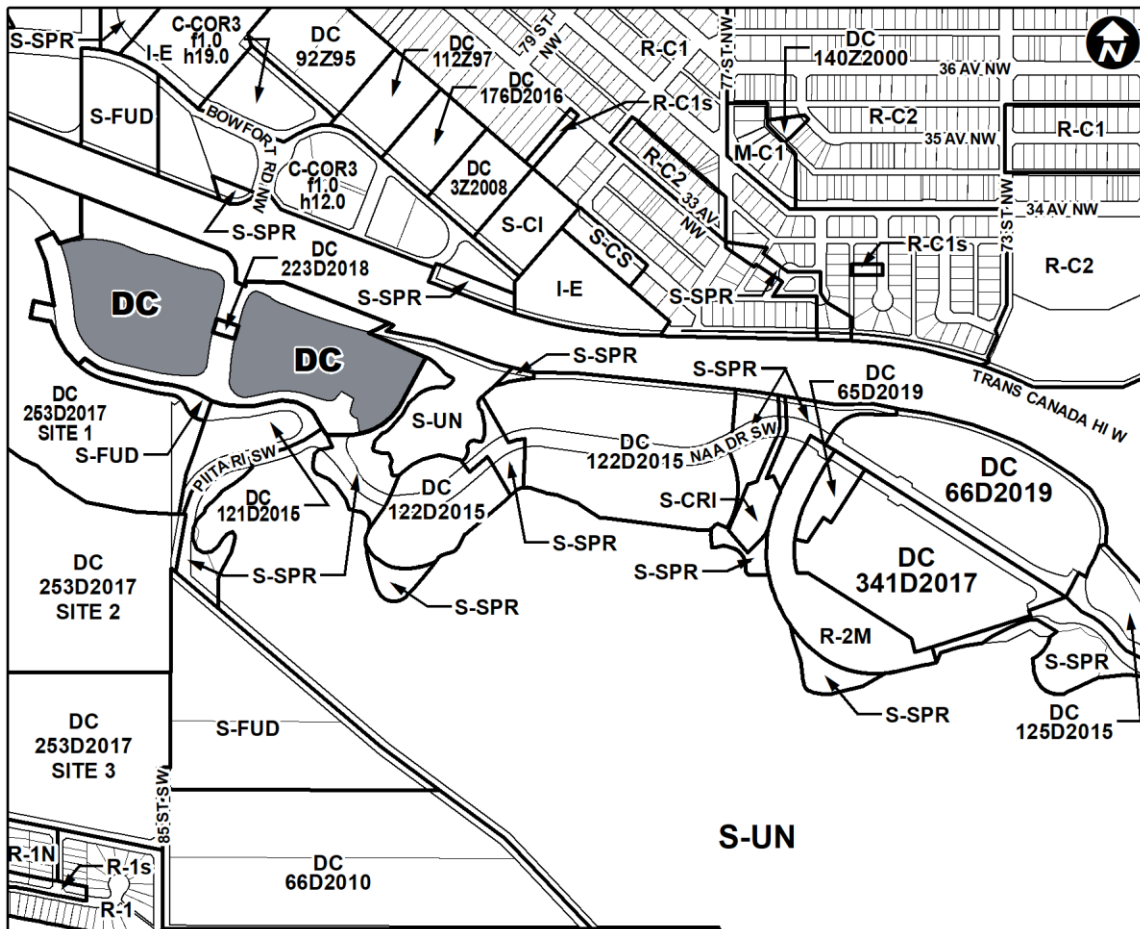




**Proposed DC Direct Control District (Blocks A and B)**

**SCHEDULE B**



**DIRECT CONTROL DISTRICT**

**Purpose**

- 1 This Direct Control District Bylaw is intended to:
  - (a) accommodate a mix of uses in the same building or in multiple buildings throughout the area;
  - (b) be characterized by street-oriented building design;
  - (c) allow for varying building densities and heights within a block; and
  - (d) allow for additional support uses where deemed appropriate.

**Compliance with Bylaw 1P2007**

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District Bylaw.

## Proposed DC Direct Control District (Blocks A and B)

### Reference to Bylaw 1P2007

- 3 Within this Direct Control District Bylaw, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

### Permitted Uses

- 4 (1) Unless otherwise referenced in subsection (2), the **permitted uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.
- (2) The following **uses** are **permitted uses** in this Direct Control District if they are located within an existing approved **building** and are not located on the ground floor:
- (a) **Catering Service – Minor;**
  - (b) **Counselling Service;**
  - (c) **Health Services Laboratory – With Clients;**
  - (d) **Medical Clinic; and**
  - (e) **Veterinary Clinic.**

### Discretionary Uses

- 5 (1) The **discretionary uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District, with the addition of:
- (a) **Amusement Arcade;**
  - (b) **Dinner Theatre;**
  - (c) **Multi-Residential Development;**
  - (d) **Performing Arts Centre;**
  - (e) **Restaurant: Food Service Only – Large;**
  - (f) **Restaurant: Licensed – Large;**
  - (g) **Sign – Class G;**
  - (h) **Vehicle Rental – Minor; and**
  - (i) **Vehicle Sales – Minor.**
- (2) Uses listed in subsection 4(2) are **discretionary uses** in this Direct Control District if they are located on the ground floor of an existing approved **building**.

### Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 apply in this Direct Control District.

### Building Height

- 7 (1) Unless otherwise referenced in subsections (2) and (3), the maximum **building height** is 21.0 metres.
- (2) Two **buildings** may have a maximum **building height** of 50.0 metres.
- (3) One additional **building** may have a maximum **building height** of 75.0 metres.

### Use Area

- 8 There is no minimum **use area** or maximum **use area**.

## Proposed DC Direct Control District (Blocks A and B)

### Location of Uses Within Buildings

- 9 (1) With the exception of **Multi-Residential Development, Residential Care** and **Assisted Living**, lobbies or entrances for upper floor **uses** must not occupy more than 20.0 per cent of the at **grade** façade facing a **street**.
- (2) “Commercial Uses” located at **grade** facing a **street** must provide:
- (a) an individual, separate, direct access to **grade**; and
  - (b) an entrance that is visible from the **street** that the **use** faces.
- (3) “Commercial Uses” and **Live Work Units**:
- (a) may be located on the same floor as **Addiction Treatment, Custodial Care, Dwelling Units, Multi-Residential Development, and Residential Care**; and
  - (b) must not share an internal hallway with **Addiction Treatment, Custodial Care, Dwelling Units, Multi-Residential Development, and Residential Care**.
- (4) Where this section refers to “Commercial Uses”, it refers to the **uses** listed in Sections 5 and 6 of this Direct Control District Bylaw other than **Addiction Treatment, Custodial Care, Dwelling Units, Multi-Residential Development, and Residential Care**.

### Relaxations

- 10 The **Development Authority** may relax the rules contained in Sections 6, 7 and 9 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.