

General Definitions

4 In this Direct Control District Bylaw:

- (a) "**Hillhurst Baptist Church**" means the **building** existing on the date of passage of this Direct Control District Bylaw located on the **parcels** legally described as Lots 27 and 28, Block Q, Plan 5609J with the municipal address 1110 Gladstone Road NW.
- (b) "**Municipal Historic Resource**" means a **building** or **parcel** protected as an historical resource through the *Historical Resources Act*.

Permitted Uses

5 The **permitted uses** of the Mixed Use - General (MU-1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

6 The **discretionary uses** of the Mixed Use - General (MU-1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Mixed Use - General (MU-1) District of Bylaw 1P2007 apply in this Direct Control District.

SITE 1 (± 0.30 hectares)

Application

8 The provisions in sections 9 through 10 apply only to Site 1.

Floor Area Ratio

- 9 (1) Unless otherwise referenced in subsection (2), the maximum **floor area ratio** is 2.0.
- (2) The maximum **floor area ratio** referenced in subsection (1) may be increased to 4.0 where:
- (a) "**Hillhurst Baptist Church**" has been protected as a "**Municipal Historic Resource**"; and
 - (b) the following improvements to the **Hillhurst Baptist Church** have been completed or are included in the same **development permit** as the **development** receiving the additional **floor area ratio**:
 - (i) repairs to or replacement of the exterior cladding;
 - (ii) repairs to or reinforcement of the concrete foundation;
 - (iii) replacement of windows; and
 - (iv) rehabilitation of the west elevation and finish.

Building Height

10 The maximum **building height** is 20 metres.

SITE 2 (±0.07 hectares)

Application

11 The provisions in sections 12 through 13 apply only to Site 2.

Floor Area Ratio

12 The maximum *floor area ratio* is 1.0.

Building Height

13 The maximum *building height* is 13 metres.

Relaxations

14 The *Development Authority* may relax the rules contained in Sections 7, 10 and 13 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

TEXT FOR DISCUSSION