

JUL 04 2016

ITEM: 8.25 CPC2016-172

Distribution
CITY CLERK'S DEPARTMENT

Purpose

- 1 This Direct Control District is intended to:
- (a) provide for **Multi-Residential Development** that is sensitive to the surrounding context;
 - (b) have **Multi-Residential Development** of low height and medium density;
 - (c) allows for varied **building height** and **setback areas** in a manner that reflects the immediate context;
 - (d) is intended to be in close proximity, or **adjacent** to, low density residential **development**;
 - (e) provides **outdoor space space** for social interaction; and
 - (f) provides landscaping to complement the design of the **development** and to help screen and buffer elements of the **development** that may have impacts on residents or nearby **parcels**.

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.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, 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 The **permitted uses** of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7 The maximum **floor area ratio** is 2.2.

Density

- 8 The maximum **density** is 254 **units** per hectare.

Setback Areas

- 9 The depth of all **setback areas** must be equal to the minimum **building setback** required in section 10.

Building Setback

- 10 (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **property line** shared with a **street** is 3.0 metres;
- (2) The minimum **building setback** from a **property line** shared with another **parcel**