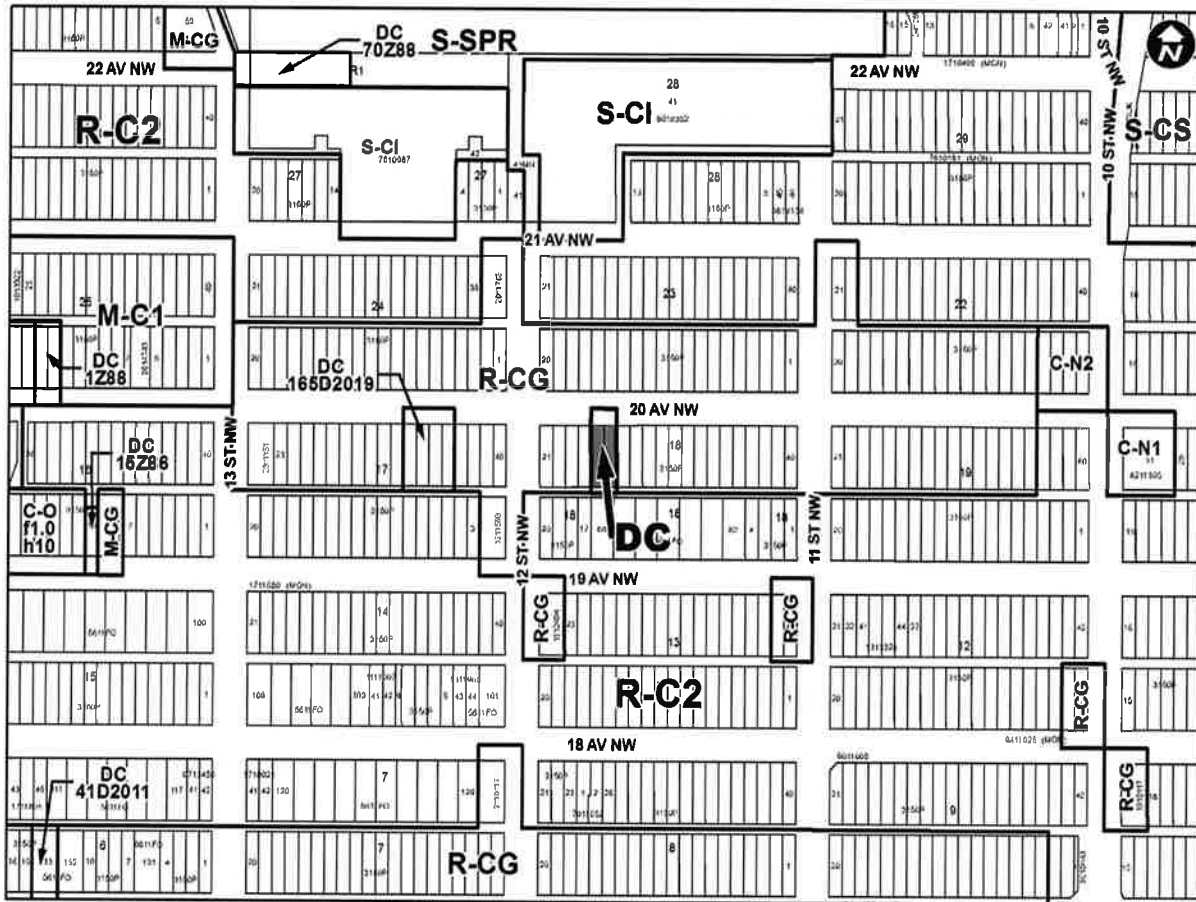




**SCHEDULE B**



**DIRECT CONTROL DISTRICT**

**Purpose**

- 1 This Direct Control District Bylaw is intended to:
  - (a) allow for building forms where there may be multiple buildings separated by a central amenity space;
  - (b) provide for multiple configurations of units; and
  - (c) provide for sensitive transition with adjacent low density residential development.

**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.

**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 The **permitted uses** of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

#### Discretionary Uses

- 5 The **discretionary uses** of the Residential – Grade-Oriented Infill (R-CG) 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 Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 apply in this Direct Control District.

#### Street Orientation of Units

- 7 (1) 50.0 per cent or more of the **units** in a **development** must have an exterior wall that directly faces a public **street**.
- (2) The minimum width of the façade of a **unit** that directly faces a street is 5.0 metres.
- (3) Each **unit** with an exterior wall that directly faces a public **street** must have a sidewalk providing direct access from the **street** to the **unit**.

#### Number of Main Residential Buildings on a Parcel

- 8 There is no maximum number of **main residential buildings** on a **parcel** in this Direct Control District.

#### Parcel Coverage

- 9 (1) Unless otherwise provided in subsection (2), the maximum cumulative **building coverage** for all the **parcels** subject to a single **development permit** is 60.0 per cent.
- (2) The maximum **parcel coverage** referenced in subsection (1) must be reduced by 21.0 square metres for each **motor vehicle parking stall** that has been provided and is not located in a **private garage**.

#### Building Depth

- 10 (1) Unless otherwise provided in subsection (2), the maximum **building depth** is 65.0 per cent of the **parcel depth**.
- (2) There is no maximum **building depth** for **main residential buildings** wholly contained between 50.0 per cent **parcel depth** and the **rear property line** where:
- (a) there is one or more **main residential buildings** wholly contained between the **front property line** and 50.0 per cent **parcel depth**; and
- (b) the minimum separation distance between the **main residential buildings** contained on the front portion of the **parcel** and the **main residential buildings** contained on the rear portion of the **parcel** is 8.0 metres.

### Building Setback Areas

11 The minimum depth of all **setback areas** must be equal to the minimum **building setbacks** required by Section 12 of this Direct Control District Bylaw.

### Building Setbacks

- 12 (1) The minimum **building setback** from a **front property line** is 3.0 metres.
- (2) Unless otherwise provided in subsection (3), the minimum **building setback** from any **side property line** is 1.2 metres.
- (3) The minimum **building setback** from a **side property line** for a **private garage** attached or ancillary to a **main residential building** is 0.6 metres.
- (4) The **minimum building setback** from a **rear property line** is 1.5 metres.

### Building Height

- 13 (1) Unless otherwise provided in subsection (2), the maximum **building height** is 11.0 metres.
- (2) The maximum **building height** on a **parcel** that shares a **property line** with another **parcel**, and where the other **parcel** is designated with a **low-density residential district** or M-CG District:
- (a) is 8.0 metres at the shared **property line**; and
- (b) increases proportionately to a maximum of 11.0 metres at a distance of 3.0 metres from the shared **property line**.

### Outdoor Amenity Space

- 14 (1) Outdoor **amenity space** may be provided as **common amenity space**, **private amenity space** or a combination of both.
- (2) The required minimum **amenity space** is:
- (a) 20.0 square metres per **unit**; and
- (b) 7.5 square metres per **Secondary Suite**.
- (3) The **amenity space** required in subsection (1) must:
- (a) be provided outdoors;
- (b) have direct access from the associated **unit** or **Secondary Suite**; and
- (c) have no dimension of less than 2.0 metres.
- (4) Section 542 of Bylaw 1P2007 does not apply in this Direct Control District.

### Motor Vehicle Parking Stalls

- 15 (1) The minimum number of *motor vehicle parking stalls* for a **Contextual Single Detached Dwelling, Contextual Semi-detached Dwelling, Duplex Dwelling, Rowhouse Building, Single Detached Dwelling or Semi-detached Dwelling** is 1.0 stall per *unit*.
- (2) Unless otherwise provided in subsection (3), the minimum number of *motor vehicle parking stalls* for a **Secondary Suite** is 1.0 stall.
- (3) The minimum number of *motor vehicle parking stalls* for a **Secondary Suite** is reduced to zero where:
- (a) the floor area of the **Secondary Suite** is 45.0 square metres or less; and
  - (b) space is provided in a *building* for the occupant of the **Secondary Suite** for storage of mobility alternatives such as bicycles or strollers that:
    - (i) is accessed directly from the exterior; and
    - (ii) has an area of at least 2.5 square metres.
- (4) *Parcel coverage* excludes the *building coverage* area required by subsection (3)(b).

### Relaxations

- 16 The *Development Authority* may relax the rules contained in Sections 6 through 15 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.