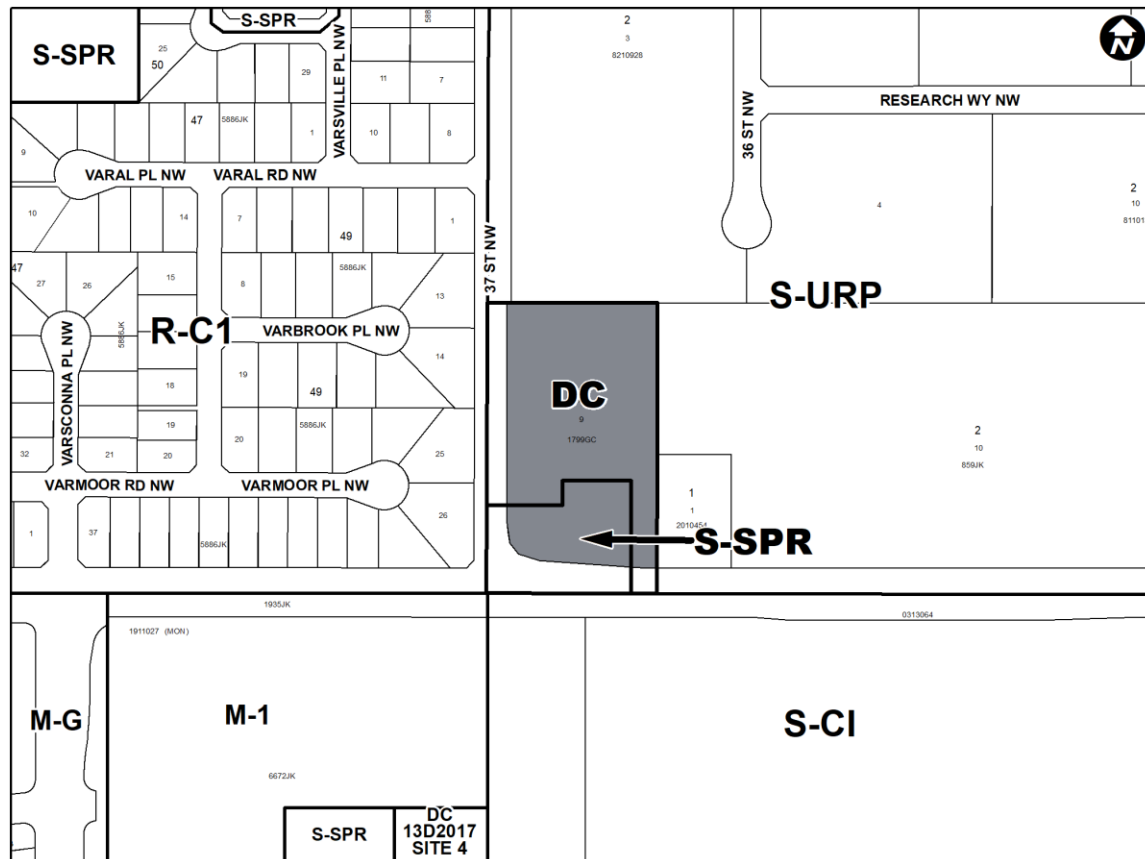


Proposed Revision to Schedule B of proposed Bylaw 130D2020

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) enable a mix of protective and emergency services with residential and support commercial uses; and
- (b) create a built form where all uses may be integrated within a building.

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 Multi-Residential – Medium Profile Support Commercial (M-X2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Multi-Residential – Medium Profile Support Commercial (M-X2) 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 – Medium Profile Support Commercial (M-X2) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7 The maximum **floor area ratio** is 1.0.

Density

- 8 There is no minimum **density** within this Direct Control District.

Building Height

- 9 The maximum **building height** is 23.0 metres.

Rules for Commercial Multi-Residential Uses

- 10 (1) **Commercial multi-residential uses** must:
- (a) be located on the two floors closest to **grade** of a **main residential building**;
 - (b) be contained completely within the **building** with the exception of **Outdoor Café uses**; and
 - (c) not be located above any **Dwelling Unit**.
- (2) The maximum **use area** for each **commercial multi-residential use** is 300.0 square metres.
- (3) Parking areas for **commercial multi-residential uses** must:
- (a) provide pedestrian access to the **commercial multi-residential uses**; and
 - (b) be located a minimum distance of 5.0 metres from a **parcel** designated as a **low density residential district**, in the case of a surface parking area.

Amenity Space

- 11 (1) **Amenity space** may be provided as **common amenity space**, **private amenity space** or a combination of both.
- (2) The required minimum **amenity space** is 5.0 square metres per **unit**.
- (3) When the **private amenity space** provided is 5.0 square metres or less per **unit**, that specific area will be included to satisfy the **amenity space** requirement.
- (4) When the **private amenity space** exceeds 5.0 square metres per **unit**, only 5.0 square metres per **unit** must be included to satisfy the **amenity space** requirement.
- (5) Where a **patio** is located within 4.0 metres of a **lane** or another **parcel**, it must be **screened**.
- (6) **Private amenity space** must be in the form of a **balcony**, **deck** or **patio**.
- (7) **Common amenity space**:
- (a) may be provided as **common amenity space – indoors** and as **common amenity space – outdoors**;
 - (b) must be accessible from all the **units**;
 - (c) must have a contiguous area of not less than 30.0 square metres; and
 - (d) must not be located in a required **setback area**.
- (8) **Common amenity space – outdoors**:
- (a) must provide a **balcony**, **deck** or **patio** and at least one of the following as permanent features:
 - (i) a barbeque; or
 - (ii) seating; and
 - (b) must be used in the calculation of the required **landscaped area**.

Relaxations

- 12 The **Development Authority** may relax the rules contained in Sections 6, 9, 10 and 11 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.