

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) accommodate grade oriented multi-residential development of low height and medium density;
- (b) accommodate smaller dwelling units with reduced vehicle parking requirements and increased bicycle parking requirements; and
- (c) provide for a sensitive transition to 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.

General Definitions

- 4 In this Direct Control District:

- (a) “**floor area**” means the total horizontal area of every enclosed floor and mezzanine used exclusively by a single **unit**. For **units** located below **grade**, this calculation does not include stairwells, **landings**, and mechanical or electrical rooms.

Permitted Uses

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

Discretionary Uses

- 6 The **discretionary uses** of the Multi-Residential – Contextual Grade-Oriented (M-CG) 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 Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 apply in this Direct Control District.

Density

- 8 There is no maximum **density**.

Floor Area Ratio

- 9 The maximum **floor area ratio** is 1.5.

Number of Buildings

- 10 The minimum number of **buildings** containing **units** in a Multi-Residential Development is 2.

Unit Mix

- 11 The number of **units** with a **floor area** less than or equal to 45.0 square metres must not exceed the number of **units** with a **floor area** greater than 45.0 square metres within this Direct Control District.

Street Orientation of Units

- 12 (1) 50.0 per cent or more of the **units** in a **development** that have a **floor area** greater than 45.0 square metres must have an exterior wall that directly faces a public **street**.
- (2) Each **unit** with a **floor area** greater than 45.0 square metres with an exterior wall that directly faces a public **street** must have a sidewalk providing direct access from the **street** to the **unit**.

At Grade Orientation of Units

- 13 A **unit** in a **Multi-Residential Development** must have an individual, separate, direct access to **grade**.

Building Separation

- 14 (1) The minimum separation distance between a **building** contained on the front portion of a **parcel** and a **building** contained on the rear portion of a **parcel** is 6.0 metres.
- (2) The rule in subsection (1) applies only to **buildings** containing **units**.

Setback Areas

- 15 The depth of all **setback areas** must be equal to the minimum **building setbacks** required by Section 16 of this Direct Control District Bylaw.

Building Setbacks

- 16 (1) 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 a **lane** is 1.2 metres.
- (3) The minimum **building setback** from a **property line** shared with another **parcel** is 1.2 metres.

Building Height and Cross Section

- 17 (1) The maximum **building height** is 12.0 metres.
- (2) The maximum **building height** on a **parcel** that shares a **property line** with another **parcel**:
- (a) is 8.0 metres measured from **grade** at the shared **property line**; and
 - (b) increases proportionately to a maximum of 12.0 metres measured from **grade** at a distance of 4.0 metres from the shared **property line**.

Amenity Space

- 18 (1) Where a **unit** has a **floor area** greater than 45.0 square metres the required minimum **amenity space** is 7.5 square metres per **unit**.
- (2) Where a **unit** has a **floor area** less than or equal to 45.0 square metres the required minimum **amenity space** is 5.0 square metres per **unit**.
- (3) The required **amenity space** may be provided as **private amenity space**, **common amenity space** or a combination of both.
- (4) **Private amenity space** must:
- (a) be provided outdoors;

- (b) have direct access from each **unit**;
 - (c) have a minimum area of 5.0 square metres; and
 - (d) have no dimension of less than 2.0 metres.
- (5) **Common amenity space** must:
- (a) be provided as **common amenity space – outdoors**;
 - (b) have direct access from each **unit**; and
 - (c) have no dimension of less than 3.0 metres.

Motor Vehicle Parking Stall Requirements

- 19 (1) Unless otherwise provided in subsection (2) the minimum number of **motor vehicle parking stalls** is 1.0 stall per **unit**.
- (2) The minimum number of **motor vehicle parking stalls** for **units** is reduced to zero where:
- (a) the **floor area** of a **unit** is 45.0 square metres or less; and
 - (b) space is provided in a **building** for the occupant of the **unit** 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.
- (3) **Visitor parking stalls** are not required.

Bicycle Parking Stall Requirements in Multi-Residential Development

- 20 The minimum number of **bicycle parking stalls – class 1** is 0.5 stalls per **unit**.

Relaxations

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