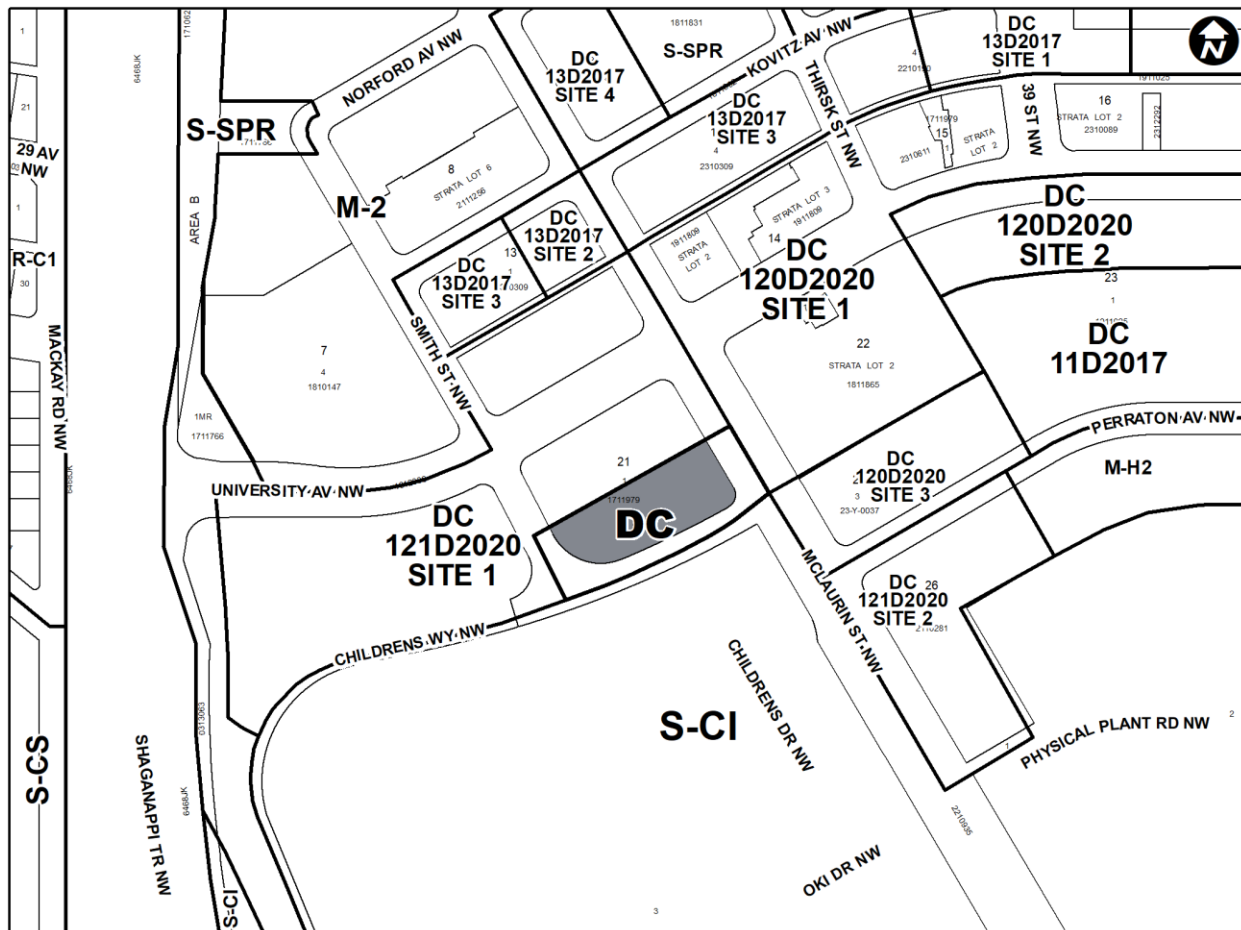


SCHEDULE B**DIRECT CONTROL DISTRICT****Purpose**

1 This Direct Control District Bylaw is intended to:

- (a) prescribe building setbacks that will create a pedestrian-oriented environment where frontages and entrances are close to the sidewalk and street in order to engage the public realm;
- (b) have the majority of the motor vehicle parking stalls located within parking structures;
- (c) allow for the additional use of self storage facility with additional rules for an urban commercial context; and
- (d) allow for the additional use of kennel.

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 Commercial – Office (C-O) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Commercial – Office (C-O) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Parking Lot – Grade (temporary);**
- (b) **Self Storage Facility;** and
- (c) **Kennel.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Commercial – Office (C-O) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7 There is no maximum **floor area ratio**.

Building Height

- 8 The maximum **building height** is 25.0 metres.

Use Area

- 9 (1) A minimum of 10.0 per cent of the ground floor **gross floor area** of a **building** in this Direct Control District must contain “Commercial Uses”.
- (2) Where this Section refers to “Commercial Uses”, it refers to the **uses** listed in Section 4 and 5 of this Direct Control District Bylaw, except:
- (a) **Parking Lot – Grade (temporary);** and
 - (b) **Self Storage Facility.**

Setback Areas

- 10 (1) The depth of all **setback areas** must meet the minimum and not exceed the maximum **building setback** required in Section 15 of this Direct Control District Bylaw.
- (2) Sections 835, 836 and 837 of Land Use Bylaw 1P2007 do not apply to this Direct Control District.

Building Setback Areas

- 11 (1) Where the **parcel** shares a **property line** with Children's Way NW, there is no minimum requirement for a **building setback**, but where a **building setback** is provided, it must have a maximum depth of 4.0 metres.
- (2) Where the **parcel** shares a **property line** with Smith Street NW, the **building setback** must have a minimum depth of 3.0 metres.
- (3) Where the **parcel** shares a **property line** with McLaurin Street NW, there is no minimum requirement for a **building setback**, but where a **building setback** is provided, it must have a maximum depth of 3.0 metres.
- (4) Where the **parcel** shares a **property line** with a **lane**, the **building setback** must have a minimum depth of 3.0 metres.

Landscaping in Setback Areas

- 12 (1) Where a **setback area** shares a **property line** with Children's Way NW, the **setback area**:
- (a) unless otherwise referenced in subsection 12(1)(b) must be a **soft surfaced landscaped area**;
 - (b) may have a sidewalk along the length of the **building**; and
 - (c) must provide a minimum of 1.0 trees and 2.0 shrubs for:
 - (i) every 35.0 square metres of **landscaped area** provided; or
 - (ii) every 50.0 square meters of **landscaped area** provided, where irrigation is provided by a **low water irrigation system**.
- (2) Where a **setback area** shares a **property line** with Smith Street, the **setback area** must:
- (a) be a **soft surfaced landscaped area**; and
 - (b) provide a minimum of 1.0 trees and 2.0 shrubs for:
 - (i) every 30.0 square metres of **landscaped area** provided; or
 - (ii) every 45.0 square meters of **landscaped area** provided, where irrigation is provided by a **low water irrigation system**.
- (3) Where a **setback area** shares a **property line** with McLaurin Street NW, the **setback area**:
- (a) may be **soft surfaced landscaped area** or **hard surfaced landscape area**; and

- (b) must provide a minimum of 1.0 trees and 2.0 shrubs for:
 - (i) every 35.0 square metres of **landscaped area** provided; or
 - (ii) for every 50.0 square meters of **landscaped area** provided, where irrigation is provided by a **low water irrigation system**.
- (4) Where a **setback area** shares a **property line** with a **lane** and approved access to the **parcel** is from the **lane**, there is no **landscaped area** requirement for that **setback area**.

Parking Requirements

- 13 (1) There is no minimum **motor vehicle parking stall** requirement in this Direct Control District.
- (2) Section 121.1 of Land Use Bylaw 1P2007 does not apply to this Direct Control District.
- (3) **Motor vehicle parking stalls** for any **use** within this Direct Control District must be provided in an above **grade** or below **grade** parking structure with the following exceptions:
- (a) a temporary **development permit** may be issued for **Parking Lot – Grade (temporary)**;
 - (b) a maximum of five **motor vehicle parking stalls** may be located outside of a parking structure between a **building** and Smith Street NW; and
 - (c) a single row of **motor vehicle parking stalls** may be located outside of a parking structure between a **building** and a **lane**.

Vehicle Access

- 14 Only a single vehicle access to the parcel is allowed, which is to be located on Smith Street NW mid-block between University Avenue NW and Children’s Way NW.

Rules for Façades Facing a Street

- 15 (1) The façade of a **building** located above the ground floor and facing a **street** must provide windows with unobscured glass that occupy a minimum of 15.0 per cent of the façade.
- (2) The façade of a **building** located on the ground floor and facing Children’s Way NW must provide windows with unobscured glass that:
- (a) occupy a minimum of 65.0 per cent of the façade between a height of 0.6 metres and 2.4 metres; and
 - (b) allows views of the indoor space through the entire area described in subsection (a).

- (3) The façade of a **building** located on the ground floor and facing McLaurin Street NW must provide windows with unobscured glass that:
- (a) occupy a minimum of 40.0 per cent of the façade between a height of 0.6 metres and 2.4 metres; and
 - (b) allows views of the indoor space through the entire area described in subsection (a).

Rules for Self Storage Facility

16 For a **Self Storage Facility**:

- (a) The individual access to each self storage unit must be entirely internal to a **building**.
- (b) For individual self storage units, perimeter windows described in Section 15 must be abutted by internal circulation corridors that access the self storage units.

Relaxations

- 17** The **Development Authority** may relax the rules contained in Sections 6, 8 through 12 and 15 through 16 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.