

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.

General Definitions

- 4 In this Direct Control District,

- (a) “**DC floor area ratio**” means the quotient of the total **gross floor area** of all **buildings** on all **parcels** included in this Direct Control District divided by the total area of all **parcels** included in this Direct Control District.

Permitted Uses

- 5 The **permitted uses** of the Multi-Residential – High Density Medium Rise (M-H2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 6 The **discretionary uses** of the Multi-Residential – High Density Medium Rise (M-H2) 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 – High Density Medium Rise (M-H2) District of Bylaw 1P2007 apply in the Direct Control District.

Maximum Floor Area Ratio

- 8 The maximum **DC floor area ratio** is 5.0

Density

- 9 There is no minimum **density**.

Building Setbacks

- 10 (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **property line** shared with a **street** is 6.0 metres.
- (2) The minimum **building setback** from a **property line** shared with a **street** for a **street-oriented multi-residential building** is zero metres.
- (3) The minimum **building setback** from a **property line** shared with a **lane** is 10.0 metres.
- (4) Unless otherwise referenced in subsection (5), the minimum **building setback** from a **property line** shared with another parcel is 6.0 metres when that **parcel** is designated as a:
- (a) **low density residential district**; or
- (b) H-GO, M-CG, M-C1, M-G, M-1 or M-X1 District.
- (5) Where a **parcel** shares a **property line** with another **parcel**, the minimum **building setback** is zero metres when the adjoining **parcel** is designated as a:
- (a) **commercial district**;

- (b) **industrial district;**
- (c) **special purpose district;** or
- (d) M-C2, M-2, M-H1, M-H2, M-H3, M-X2, CC-MH or CC-MHX District.

Parking Requirements

- 11 (1) Section 116 of Bylaw 1P2007 does not apply in this Direct Control District Bylaw.
- (2) **Motor vehicle parking stalls, visitor parking stalls, bicycle parking stalls and loading stalls** required for a **use** may be located within parking infrastructure existing at the time of approval of this Direct Control District where an overall shared parking strategy is provided with each **development permit**.

SITE 1 (1.34 ha ±)

Application

- 12 The provisions in Section 13 apply only to Site 1.

Building Height

- 13 The maximum **building height** is 10.0 metres.

SITE 2 (2.0 ha ±)

Application

- 14 The provisions in Section 15 apply only to Site 2.

Building Height

- 15 The maximum **building height** is 18.0 metres.

SITE 3 (3.65 ha ±)

Application

- 16 The provisions in Sections 17 through 19 apply only to Site 3.

Building Height

- 17 The maximum **building height** is 42.0 metres.

Floor Plate Restrictions

- 18 Each floor of a **building** located partially or wholly above 30.0 metres above **grade** has a maximum **floor plate area** of 950.0 square metres.

Building Separation

- 19 The façade of a **building** located above 30.0 metres from **grade** must provide a minimum horizontal separation of 18.0 metres from the façade of any other **building**.

Relaxations

- 20 The **Development Authority** may relax the rules contained in Sections 7 and 10 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.