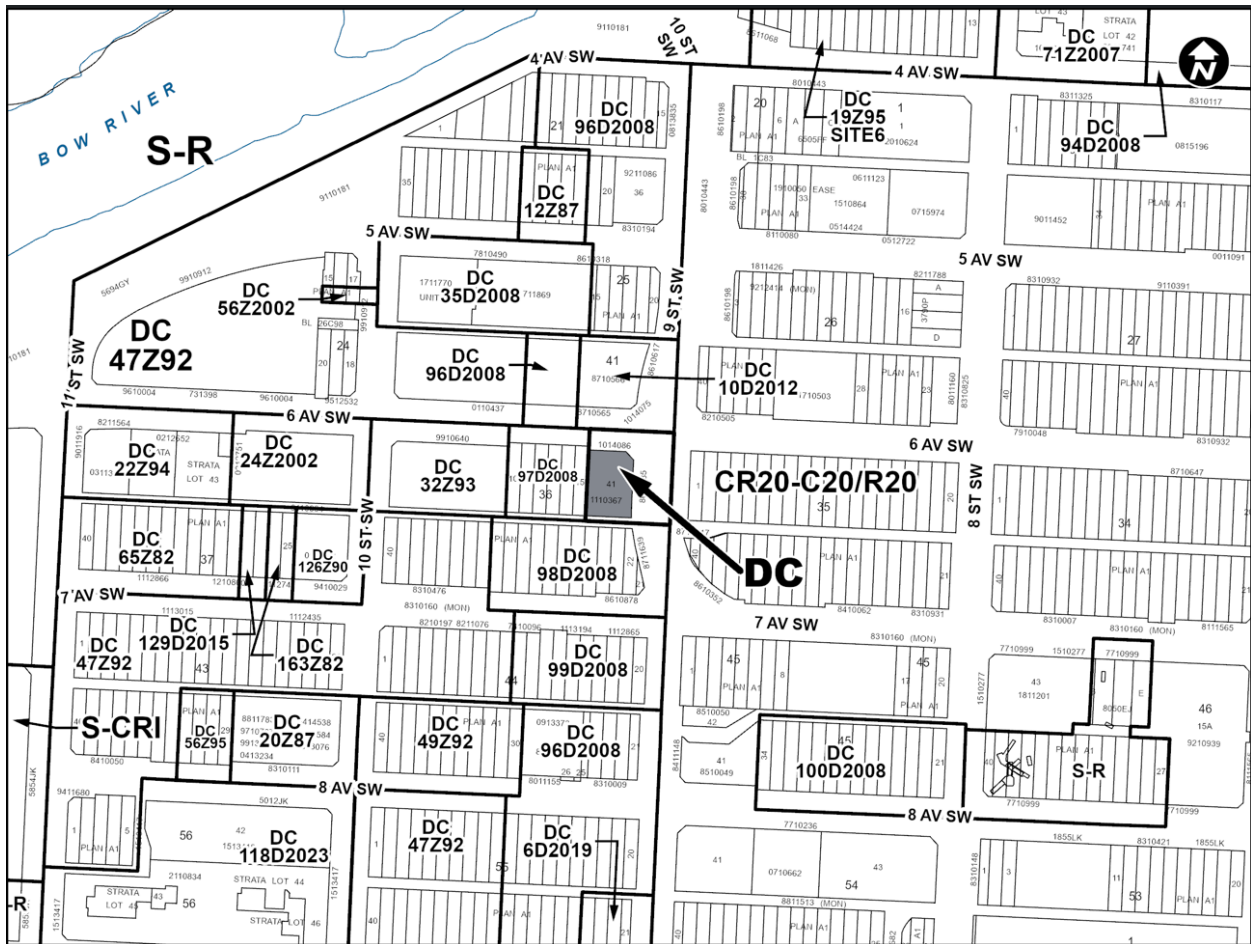




**SCHEDULE B**



**DIRECT CONTROL DISTRICT**

**Purpose**

- 1 This Direct Control District Bylaw is intended to:
  - (a) allow for transit-supportive multi-residential development; and
  - (b) establish rules for landscaping and motor vehicle parking requirement reductions.

**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) “**bicycle repair facility**” means a secure indoor space within the **development**, made available to all residents of that **development**, that provides basic equipment for the maintenance of bicycles.

### Permitted Uses

- 5 (1) The **permitted uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.
- (2) A **Multi-Residential Development** is a **permitted use** when it complies with all of the rules in this Direct Control District.

### Discretionary Uses

- 6 The **discretionary uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

### Bylaw 1P2007 District Rules

- 7 Unless otherwise specified, the rules of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 apply in this Direct Control District.

### Floor Area Ratio

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

### Setback Area

- 9 The depth of all **setback areas** must be equal to the minimum **building setback** required in Section 10.

### Building Setbacks

- 10 (1) The **building setback** from the **property line** shared with 9 Street SW is a minimum of 3.0 metres and a maximum of 6.0 metres.
- (2) In all other cases, the minimum **building setback** is zero metres.

### Landscaping

- 11 A minimum of 25 per cent of the area of a **parcel** must be a **landscaped area**.

### Specific Rules for Landscaped Areas

- 12 (1) Any part of the **parcel** used for motor vehicle access, **motor vehicle parking stalls**, **loading stalls** and garbage or recycling facilities must not be included in the calculation of a **landscaped area**.
- (2) The maximum **hard surfaced landscaped area** is 70.0 per cent of the required **landscaped area**.
- (3) Only landscaping provided at **grade** or between **grade** and 25 metres above **grade** may be counted towards the required **landscaped area**.

- (4) At least 25 per cent of the required **landscaped area** must be provided at **grade**.

TEXT FOR DISCUSSION

### Fences

**13** The height of a **fence** above **grade** at any point along a **fence** line must not exceed:

- (a) 2.5 metres to the highest point of a gateway provided that the gateway does not exceed more than 2.5 metres in length; and
- (b) 2.0 metres in all other cases.

### Permitted Use Multi-Residential Development

**14** A **Multi-Residential Development**:

- (a) must provide **City** standard finishes (broom finished, stamped or lightly sandblasted concrete with tooled or saw cut joints) for the public sidewalks along both the 6 Avenue SW and 9 Street SW **frontages**;
- (b) must provide an art installation in the form of a mural on the north face of the **building**; and
- (c) must provide a roof-top **common amenity space**, with a minimum area of 30.0 square metres.

### Motor Vehicle Parking Stall Reduction

**15** The **motor vehicle parking stall** requirement may be reduced to zero stalls per **Multi-Residential Development unit** for both residents and visitors where the following transportation demand management measures are provided:

- (a) provision of 1.0 **bicycle parking stalls – class 1** per **unit**; and
- (b) provision of a **bicycle repair facility**.

### Relaxations

**16** The **Development Authority** may relax the rules contained in Sections 7 and 9 through 15 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.