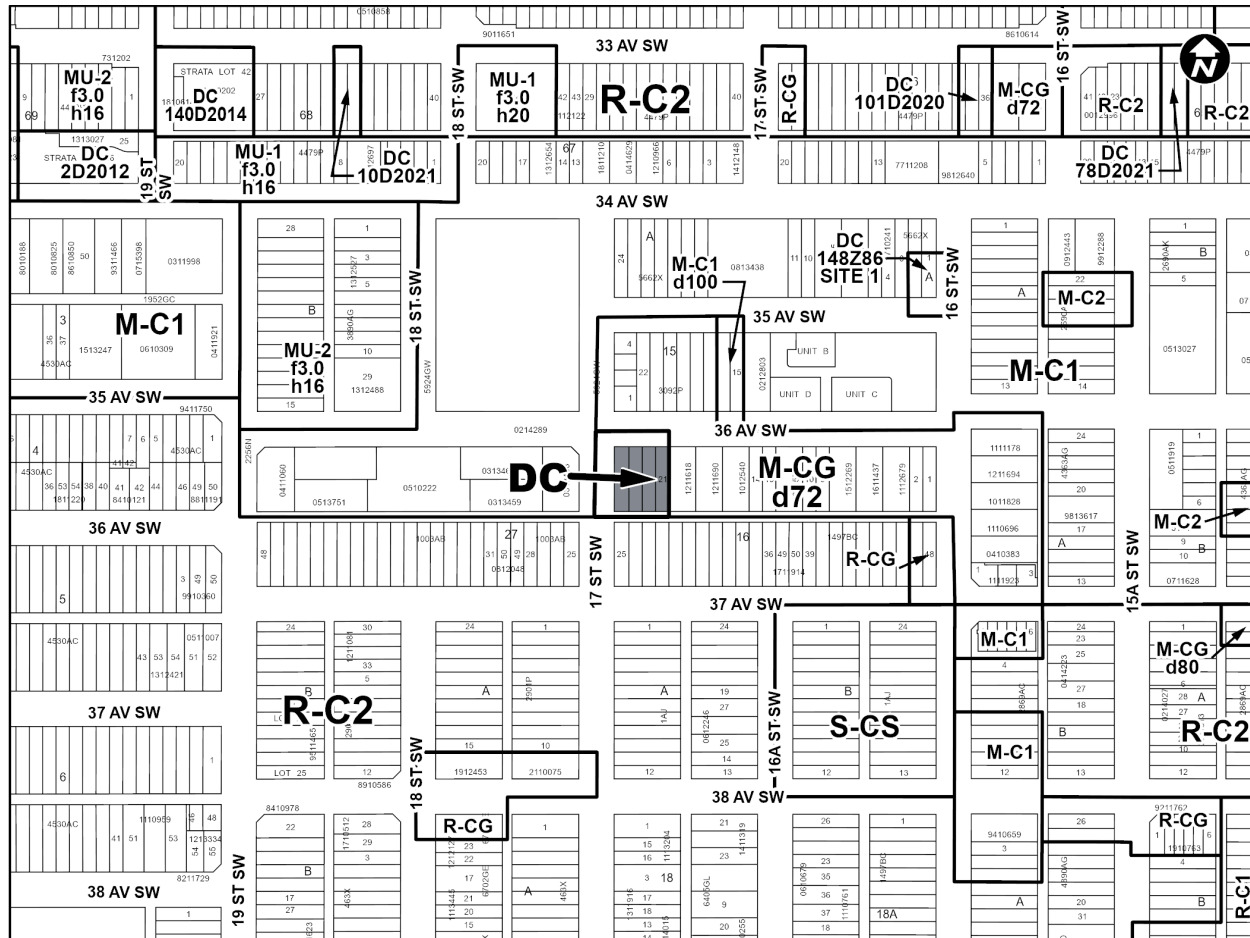


SCHEDULE B**DIRECT CONTROL DISTRICT****Purpose**

1 This Direct Control District Bylaw is intended to:

- (a) accommodate grade-oriented multi-residential development of low height and medium density;
- (b) accommodate multi-residential development where intensity is measured by floor area ratio to provide flexibility in building form, unit size and number;
- (c) establish specific motor vehicle parking and alternate mode storage requirements for smaller units;
- (d) provide for individual, separate, direct access to grade for all units; and
- (e) 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**. 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.

Unit Mix

- 10 The number of **units** in 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 the **development**.

Street Orientation of Units

- 11 50.0 per cent or more of the **units** with a **development** that have a **floor area** greater than 45.0 square metres must have:

- (a) an exterior wall that directly faces a public **street**; and
(b) a sidewalk providing direct access from the **street** to the **unit**.

At Grade Orientation of Units

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

Building Separation

- 13 (1) For the floor closest to **grade**, the **minimum separation distance** between **main residential buildings** is 7.5 metres.
- (2) For floors above **grade**, the **minimum separation distance** between **main residential buildings** is 7.0 metres.
- (3) A **balcony** may project a maximum of 2.0 metres into the **minimum separation distance**.

Setback Area

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

Building Setbacks

- 15 (1) The minimum **building setback** from a **front property line** shared with a **street** is 3.0 metres.
- (2) The minimum **building setback** from a **side property line** shared with a **street** is 0.6 metres.
- (3) The minimum **building setback** from a **property line** shared with another **parcel** is 1.2 metres.
- (4) The minimum **building setback** from a **property line** shared with a **lane** is 1.2 metres.

Building Height and Cross Section

- 16 (1) The maximum **building height** is 12.0 metres measured from **grade**.
- (2) Where the **parcel** shares a **side property line** with a **parcel** designated as a **low density residential district** or M-CG District, the maximum **building height**:
- (a) is 8.0 metres measured from **grade** at the shared **property line**; and
- (b) increases proportionally to a maximum of 12.0 metres measured from **grade** at a distance of 4.0 metres from the shared **property line**.

Amenity Space

- 17 (1) The required minimum **amenity space** is 7.5 square metres per **unit**.
- (2) The required **amenity space** may be provided as **private amenity space**, **common amenity space** or a combination of both.
- (3) **Private amenity space** must:
- (a) be provided outdoors;
- (b) have direct access from each associated **unit**,

- (c) have a minimum area of 5.0 square metres;
- (d) for a **balcony**, have no dimension of less than 1.5 metres; and
- (e) for a **patio** or **deck**, have no dimension of less than 2.0 metres.

(4) Common amenity space:

- (a) must be provided as **common amenity space – outdoors**;
- (b) must be accessible from all **units**;
- (c) must not be located in a required **setback area**;
- (d) must have no dimension less than 5.5 metres; and
- (e) may include private sidewalks.

Motor Vehicle Parking Stall Requirements

- 18 (1)** Unless otherwise provided in subsection (2) the minimum number of **motor vehicle parking stalls** is 1.0 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, strollers or scooters that:
 - (i) has an area of at least 2.5 square metres; and
 - (ii) may incorporate any one or more of the **bicycle parking stalls – class 1** required by Section 19 of this Direct Control District Bylaw.
- (3) Visitor parking stalls** are not required.

Bicycle Parking Stall Requirements in Multi-Residential Development

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

Garage Size

- 20** The maximum **gross floor area** of an **Accessory Residential Building** is 200.0 square metres, when approved and used as a **private garage**.

Relaxations

- 21** The **Development Authority** may relax the rules contained in Sections 7 and 13 through 17 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.