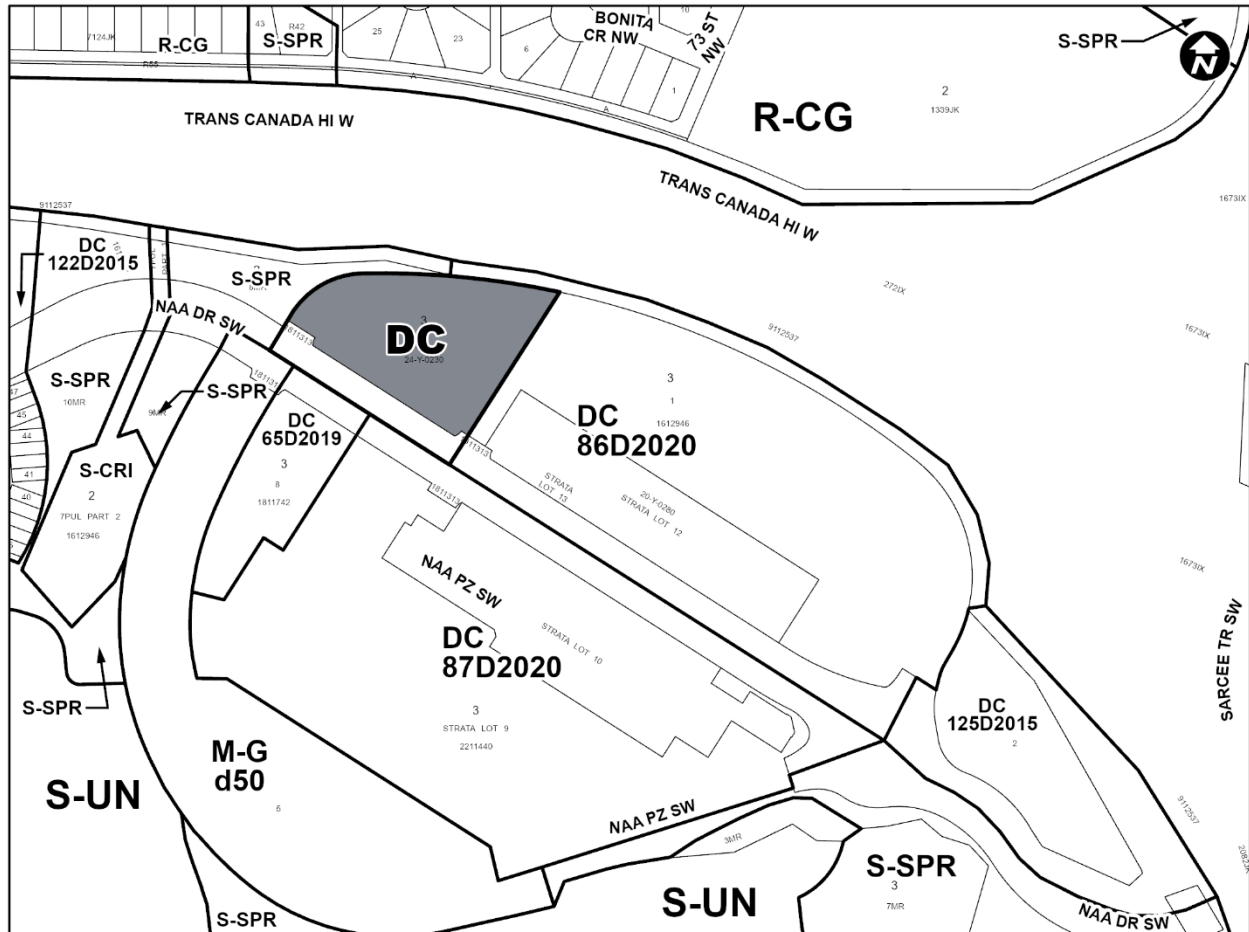




**SCHEDULE B**



**DIRECT CONTROL DISTRICT**

**Purpose**

1 This Direct Control District Bylaw is intended to:

- (a) allow for the additional use of self storage facility with specific design requirements;
- (b) prescribe building setbacks that will create a pedestrian-oriented environment where frontages and entrances are close to the sidewalk and street; and
- (c) prescribe suitable interface treatments visible from the Trans-Canada Highway in terms architectural design and landscaping.

**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 – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

**Discretionary Uses**

- 5 The **discretionary uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Self Storage Facility.**

**Bylaw 1P2007 District Rules**

- 6 Unless otherwise specified, the rules of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 apply in this Direct Control District.

**Floor Area Ratio**

- 7 The maximum **floor area ratio** is 2.0.

**Building Height**

- 8 The maximum **building height** is 20.0 metres.

**Location of Uses within Buildings**

- 9 (1) The following **uses** must not be located on the ground floor of **buildings** where the **use** fronts Na'a Drive SW:
- (a) **Assisted Living;**
  - (b) **Catering Service – Minor;**
  - (c) **Child Care Service;**
  - (d) **Dwelling Unit;**
  - (e) **Live Work Unit;**
  - (f) **Place of Worship – Small;**
  - (g) **Post-secondary Learning Institution;**
  - (h) **Residential Care;**
  - (i) **Social Organization;** and
  - (j) **Veterinary Clinic.**
- (2) 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”.
- (3) A minimum of 60.0 percent of the length of the façade of a **building** located on the ground floor and fronting Na'a Drive SW must contain Commercial Uses.
- (4) Where this bylaw refers to “Commercial Uses”, it refers to the uses listed in Section 4 and 5 of this Direct Control District Bylaw, except **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit, Live Work Unit, Residential Care** and **Self Storage Facility**.

**Building Setback Areas**

- 10 (1) Unless otherwise referenced in subsection (2), the minimum **building setback** is 3.0 metres.
- (2) Where the **parcel** shares a **property line** with Na'a Drive SW, there is no minimum requirement for a **building setback**, but where a **building setback** is provided, its maximum depth must not exceed 3.0 metres.
- (3) Sections 787, 788 and 789 of Bylaw 1P2007 do not apply to this Direct Control District.

**Landscaping in Setback Area from Na'a Drive SW**

- 11 (1) Where a **setback area** shares a **property line** with Na'a Drive SW, the **setback area**:
- (a) may be **soft surfaced landscaped area** or **hard surfaced landscaped area**;
- (b) must provide a minimum of 1.0 trees and 2.0 shrubs for every 35.0 square metres of **landscaped area** provided; and
- (c) provide trees planted in a linear arrangement along the length of the **setback area**.
- (2) Subsection 790(1) of Bylaw 1P2007 does not apply in this Direct Control District.

**Rules for Façades**

- 12 The façade of a **building** located on the ground floor and facing Na'a Drive SW must provide windows of transparent and unobscured glass that occupy a minimum of 50.0 per cent of the façade between the height of 0.6 metres and 2.4 metres.

**Rules for Self Storage Facility**

- 13 (1) For a **Self Storage Facility**, the individual access to each self storage unit must be entirely internal to the **building**.
- (2) 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 percent of the façade.
- (3) Perimeter windows above the ground floor described in subsection 2 must be abutted by internal circulation corridors that access the self storage units, or by common areas.
- (4) A **Self Storage Facility** must not exceed 90.0 per cent of the ground floor **gross floor area** of a **building**.

**Parking Requirements**

- 14 **Motor vehicle parking stalls** must not be located between a **building** and a **street**.

**Relaxations**

- 15 The ***Development Authority*** may relax the rules contained in Sections 6 and 8 through 13 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

TEXT FOR DISCUSSION