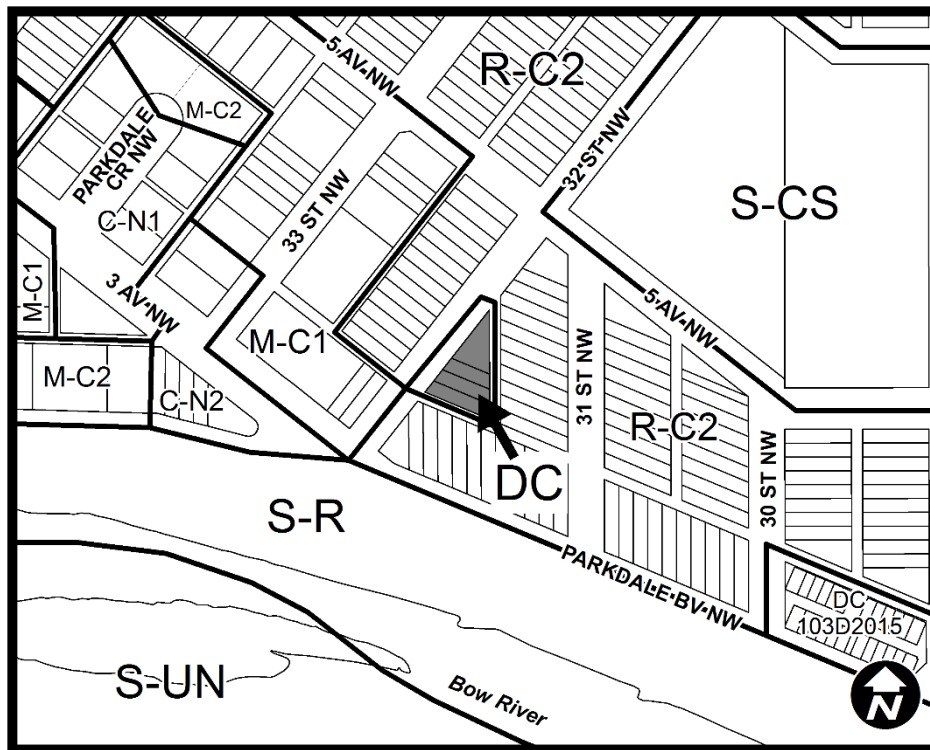


Legal instructions for Council:

Introduce the following proposed amendment prior to Second Reading of Bylaw 305D2017:

1. MOVE that Bylaw 305D2017 be amended by replacing the existing Schedule B with a new Schedule B, attached below:

### SCHEDULE B



### DC DIRECT CONTROL DISTRICT

#### Purpose

- 1 This Direct Control District is intended to:
  - (a) provide for **building heights** that are contextually sensitive to the surrounding low density residential **development**;
  - (b) establish a maximum **density** for the site; and
  - (c) remove **Secondary Suite** and **Backyard Suites** as allowable **uses**.

#### 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.

**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.

**Permitted Uses**

- 4 The **permitted uses** of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the exclusion of:

- (a) **Secondary Suite.**

**Discretionary Uses**

- 5 The **discretionary uses** of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the exclusion of:

- (a) **Backyard Suite.**

**Bylaw 1P2007 District Rules**

- 6 Unless otherwise specified, the rules of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 apply in this Direct Control District.

**Density**

- 7 The maximum **density** is 50 **units** per hectare.

**Building Height**

- 8 (1) For a **Contextual Semi-detached Dwelling, Duplex Dwelling, Semi-detached Dwelling** and a **Single Detached Dwelling**, the maximum **building height** is the greater of:

- (a) 8.6 metres; or  
(b) the **contextual height** plus 1.5 metres, to a maximum of 10.0 metres.

- (2) For a **Rowhouse Building**:

- (a) Unless otherwise referenced in subsection (b) and (c), the maximum **building height** is 10.0 metres.  
(b) The maximum **building height** within 4.2 metres of a **side property line**, that is shared with another **parcel** that is designated with a **low density residential district** other than R-CG is the greater of:  
(i) 8.6 metres;  
(ii) The **contextual height** plus 1.5 metres, to a maximum of 10.0 metres; or

- (iii) The **building height** of the **contextually adjacent building** at the shared **side property line**, to a maximum of 10.0 metres.
  - (c) The maximum area of a horizontal cross section through a **building** at 9.5 metres above average **grade** must not be greater than 75.0 per cent of the maximum area of a horizontal cross section through the **building** between average **grade** and 8.6 metres.
  - (d) The **building height** of a **Rowhouse Building** must be calculated by applying the provisions of section 360 and 361 of Bylaw 1P2007.
- (3) The maximum **building height** for a **cottage building** is 8.6 metres.
- (4) For all other **uses**, the maximum **building height** is 10.0 metres.