

Proposed Direct Control Bylaw

Purpose

- 1 This Direct Control District is intended to:
 - (a) comprehensively design a mixed-use village that features commercial high street with at **grade** commercial **uses** as well as residential and **Office** above **grade**;
 - (b) ensure **developments** that are pedestrian-oriented at **grade** and provide a high quality public realm through reduced **building setback areas**;
 - (c) ensure **building** location, **setback areas**, and landscaping that limit the effect of commercial **uses** on **adjacent** residential areas; and
 - (d) allow opportunities for stand-alone Multi-Residential, **Hotel** and **Office**.

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 Commercial – Community 2 (C-C2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the exclusion of:
 - (a) **Beverage Container Drop – Off Depot**;
 - (b) **Pawn Shop**; and
 - (c) **Vehicle Sales – Minor**.

Discretionary Uses

- 5 The **discretionary uses** of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District:
 - (a) with the addition of:
 - (i) **Assisted Living**;
 - (ii) **Market**;
 - (iii) **Residential Care**; and
 - (b) with the exclusion of:
 - (i) **Auto Service – Major**;
 - (ii) **Auto Service – Minor**;
 - (iii) **Car Wash – Multi Vehicle**;
 - (iv) **Funeral Home**; and
 - (v) **Vehicle Rental – Major**.

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Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

7 The maximum *floor area ratio* is 0.5.

Building Height

8 The maximum *building height* is 20.0 metres.

Use Area

9 (1) Unless otherwise provided in subsections (2) and (3), the maximum *use area* is 6000.0 square metres.

(2) The maximum *use area* for an **Office** is 9300.0 square metres.

(3) **Hotel** does not have a *use area* restriction.

Location of Uses within Buildings

10 (1) “Commercial Uses” and **Live Work Units**:

(a) may be located on the same floor as **Dwelling Units**; and

(b) must not share an internal hallway with **Dwelling Units**.

(2) **Dwelling Units** and **Live Work Units** may be located on the ground floor of a *building*.

(3) Where this section refers to “Commercial Uses”, it refers to the listed *uses* in sections 4 and 5 of this Direct Control District, other than **Dwelling Unit** and **Live Work Unit**.

Setback Areas

11 (1) Where the *parcel* shares a *property line* with a *parcel* designated as:

(a) a *commercial district*, there is no requirement for a *setback area*;

(b) an *industrial district*, the *setback area* must have a minimum depth of 3.0 metres;

(c) a *residential district*, the *setback area* must have a minimum depth of 6.0 metres; and

(d) a *special purpose district*, the setback area must have a minimum depth of 3.0 metres.

(2) Where the *parcel* shares a *property line* with a *lane*, *LRT corridor* or *street*, the *setback area* must have a maximum depth of 6.0 metres.

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Landscaping in Setback Areas

12 **Setback areas** must:

- (a) be a ***soft surfaced landscaped area*** or ***hard surfaced landscaped area***; and
- (b) provide a minimum of 1.0 trees and 2.0 shrubs:
 - (i) for every 35.0 square metres; or
 - (ii) for every 50.0 square metres, where irrigation is provided by a ***low water irrigation system***.

Relaxations

13 The ***Development Authority*** may relax sections 9, 11 and 12 contained in this Direct Control District in accordance with Sections 31 and Section 36 of Bylaw 1P2007.