

## Proposed Direct Control Guidelines

### Purpose

1 This Direct Control District is intended to:

- (a) give effect to a Heritage Density Transfer to **DC receiving parcel 1** (Site 1) and **DC receiving parcel 2** (Site 2) from **DC source parcel 1** (Site 3), **DC source parcel 2** (Site 4), and **DC source parcel 3** (Site 5) as allowed by Part 11, Division 7, of Land Use Bylaw 1P2007.

### 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.

### General Definitions

4 In this Direct Control District:

- (a) “**DC receiving parcel 1**” means Site 1, the **parcels** legally described as Lots 34-39, Block 89, Plan A1 with the municipal addresses, 524, 528 and 536 - 14 Avenue SW, which is the **parcel** receiving an increase in **density** of 4,483.78 square metres from **DC source parcel 1** (Site 3) and 914.02 square metres from **DC source parcel 2** (Site 4);
- (b) “**DC receiving parcel 2**” means Site 2, the **parcels** legally described as Lots 17-20, Block 103, Plan A1 with the municipal addresses, 805 - 14 Avenue SW, and 1407, 1409 - 7 Street SW, which are the **parcels** receiving an increase in **density** of 1,551.93 square metres from **DC source parcel 2** (Site 4) and 1,950.96 square metres from **DC source parcel 3** (Site 5);
- (c) “**DC source parcel 1**” means Site 3, the **parcels** legally described as Lots 7-9, Block 91, Plan A1 with the municipal address 725 - 13 Avenue SW, which are the **parcels** from which 4,483.78 square metres of **density** is being transferred to **DC receiving parcel 1** (Site 1);
- (d) “**DC source parcel 2**” means Site 4, the **parcel** legally described as Lots 9-12, Block 91, Plan A1 with the municipal address 721 - 13 Avenue SW, which is the **parcel** from which 914.02 square metres of **density** is being transferred to **DC receiving parcel 1** (Site 1) and 1,551.93 square metres of **density** is being transferred to **DC receiving parcel 2** (Site 2);
- (e) “**DC source parcel 3**” means Site 5, the **parcels** legally described as Lot 25, Block 94, Plan A1 with the municipal address 1010 - 14 Avenue SW, which are the **parcels** from which 1,950.96 square metres of **density** is being transferred to **DC receiving parcel 2** (Site 2);

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### Site 1

0.18 hectares (± 0.44 acres)

#### Application

5 The provisions in sections 6 through 9 apply only to Site 1.

#### Permitted Uses

6 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.

#### Discretionary Uses

7 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

8 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

9 (1) The maximum **floor area ratio** is 7.97 inclusive of the 4,483.78 square metres of heritage **density** that has been transferred from **DC source parcel 1** (Site 3) and 914.02 square metres of heritage **density** that has been transferred from **DC source parcel 2** (Site 4).

(2) The bonus provisions contained in Part 11, Division 7 do not apply to Site 1.

### Site 2

0.12 hectares (± 0.30 acres)

#### Application

10 The provisions in sections 11 through 14 apply only to Site 2.

#### Permitted Uses

11 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.

#### Discretionary Uses

12 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

13 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

14 (1) The maximum **floor area ratio** is 7.91 inclusive of the 1,551.93 square metres of heritage **density** that has been transferred from **DC source parcel 2** (Site 4) and 1,950.96 square metres of heritage **density** that has been transferred from **DC source parcel 3** (Site 5).

(2) The bonus provisions contained in Part 11, Division 7 do not apply to Site 2.

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### Site 3

0.08 hectares (± 0.21 acres)

#### Application

15 The provisions in sections 16 through 19 apply only to Site 3.

#### Permitted Uses

16 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.

#### Discretionary Uses

17 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

18 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

19 (1) The maximum **floor area ratio** is 1.62.

(2) The bonus provisions contained in Section 1203 (a)-(c) and (e)-(h), Part 11, Division 7 do not apply to Site 3.

### Site 4

0.08 hectares (± 0.21 acres)

#### Application

20 The provisions in sections 21 through 24 apply only to Site 4.

#### Permitted Uses

21 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.

#### Discretionary Uses

22 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

23 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

24 (1) The maximum **floor area ratio** is 4.04.

(2) The bonus provisions contained in Section 1203 (a)-(c) and (e), (f), (h), Part 11, Division 7 of Bylaw 1P2007 do not apply to Site 4.

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### Site 5

0.03 hectares (± 0.07 acres)

### Application

**25** The provisions in sections 26 through 30 apply only to Site 5.

### Permitted Uses

**26** 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.

### Discretionary Uses

**27 (1)** 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.

**(2)** The following **uses** are additional **discretionary uses** if they are located in an existing **building** at the time of the effective date of this Direct Control District:

- (a) **Community Recreational Facility;**
- (b) **Hotel;**
- (c) **Indoor Recreation Facility;**
- (d) **Library;**
- (e) **Museum;**
- (f) **Place of Worship – Medium;**
- (g) **Retail and Consumer Service;**
- (h) **School – Private;**
- (i) **School Authority – School;**
- (j) **School Authority Purpose – Major;**
- (k) **School Authority Purpose – Minor; and**
- (l) **Service Organization.**

### Bylaw 1P2007 District Rules

**28** 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

**29 (1)** The maximum **floor area ratio** is 0.55.

**(2)** The bonus provisions contained in Section 1203 (a)-(c) and (e)-(h), Part 11, Division 7 of Bylaw 1P2007 do not apply to Site 5.

### Signage

**30** A maximum of one **Freestanding Sign** may be allowed on site, with a maximum **sign area** of 1 square metre.