

Proposed DC Direct Control Guidelines

Purpose

- 1 This Direct Control District is intended to:
 - (a) accommodate a multi-use innovation centre which allows for a flexible mix of co-working, incubating, making, instructing and exhibiting activities for the pursuit of entrepreneurship; and
 - (b) provide rules for **building** separation.

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) "**innovation uses**" means any one or more of the following **uses**:
 - (i) **General Industrial – Light;**
 - (ii) **Instructional Facility;**
 - (iii) **Office;** and
 - (iv) **Retail and Consumer Service.**

Permitted Uses

- 5 The **permitted uses** of the Centre City East Village Transition District (CC-ET) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 6 The **discretionary uses** of the Centre City East Village Transition District (CC-ET) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of the following **use**:
 - (a) **Restaurant: Neighbourhood.**

Bylaw 1P2007 District Rules

- 7 Unless otherwise specified, the rules of the Centre City East Village Transition District (CC-ET) of Bylaw 1P2007 apply in this Direct Control District.

Additional Required Bicycle Parking Stalls

- 8 The minimum number of **bicycle parking stalls – class 1** and **bicycle parking stalls – class 2** for **Parking Lot — Structure** is 5.0 per cent of the **motor vehicle parking stalls** provided.

Building Separation

- 9 There is no horizontal separation requirement for **buildings** sharing a **property line** within this Direct Control District.

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Development Authority – Power and Duties for Relaxations

10 The **Development Authority** may relax the rules in Sections 8 and 12 of Direct Control District provided the test for relaxations as set out in Bylaw 1P2007 is met.

Site 1 (± 0.61ha / 1.5ac)

Application

11 The provisions in section 12 apply only on Site 1.

Additional Rules for a combination of *innovation uses*

12 Where at least two *innovation uses* are located primarily in a **building**:

- (a) *innovation uses* are exempt from the requirement of a **development permit** for a change of **use**, a change of intensity of **use**, or both, provided that:
 - (i) the proposed **use** has an existing **development permit**; and
 - (ii) the total **use area** for all *innovation uses* approved in the existing **development permits** will not increase or decrease as a result of the change of **use** or change of intensity of **use**.
- (b) *innovation uses* may locate on the first **storey** of a **building**;
- (c) There is no maximum **use area** requirement for *innovation uses*;
- (d) The **motor vehicle parking stall** requirement for *innovation uses* is zero; and
- (e) The minimum number of **bicycle parking stalls – class 1** and **bicycle parking stalls – class 2** for *innovation uses* is 1.0 stall per 400 square metres of **gross usable floor area**.