

Proposed DC Direct Control District

Purpose

- 1 This Direct Control District is intended to:
- (a) enable **development** on constrained sites **adjacent** to the West LRT guideway;
 - (b) add significant **density** in close proximity to the Sunalta **LRT station**;
 - (c) provide an increased base **density** for residential mixed-use **development** when **adjacent** to the LRT guideway;
 - (d) enable residential **units** to be developed above the LRT guideway and catenary; and
 - (e) add **density** in a gateway, transition area.

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) “**affordable housing units**” means non-market housing **units** provided within a **development** owned and operated by the **City** or by a housing provider approved by the **City** to provide non-market housing;
 - (b) “**average land value**” shall be determined by the Director of Community Planning at the time of **development permit** application;
 - (c) “**community investment fund**” means a fund used for projects related to public realm improvements, including but not limited to streetscape design and improvements within **City** rights-of-way, implementation of urban design strategies and public art on public land;
 - (d) “**indoor community amenity space**” means floor area provided for community purposes, including, but not limited to offices, meeting rooms, assembly spaces, recreation facilities, educational facilities, cultural facilities, daycares and other social services, within the **development**, in perpetuity to the **City** and approved by the **Development Authority**;
 - (e) “**low occupancy uses**” means ancillary areas for storage, motor vehicle parking, bicycle storage facilities, vehicle loading areas, garbage loading and storage and mechanical and electrical equipment rooms;

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- (f) “**publicly accessible private open space**” means outdoor open space located on the **development parcel** that is made available to the public through a registered public access easement agreement, in a location, form, configuration and constructed in a manner approved by the **Development Authority**; and
- (g) “**universally accessible dwelling units**” means **units** that are not **affordable housing units** and that meet the following enhanced accessibility standards:
 - (i) a smooth, unobstructed floor space of a minimum dimension of 1.8 metres in length and 1.8 metres in width in each **kitchen**, bathroom and hallway to enable the turning of a wheelchair or mobility device;
 - (ii) hallways with no changes in floor level;
 - (iii) a bedroom, **kitchen** and a bathroom on the same floor as the entrance to the **unit**;
 - (iv) a step-free entrance to the **unit**; and
 - (v) an accessible **motor vehicle parking stall**, with a minimum width of 4.0 metres, associated with each **universally accessible dwelling unit**.

Permitted Uses

- 5 The **permitted uses** of the Centre City Mixed Use District (CC-X) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 6 The **discretionary uses** of the Centre City Mixed Use District (CC-X) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the exclusion of:

- (a) **Night Club.**

Bylaw 1P2007 District Rules

- 7 Unless otherwise specified, the rules of the Centre City Mixed Use District (CC-X) of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 8 (1) The maximum **floor area ratio** is 5.0.
- (2) The maximum **floor area ratio** in subsection (1) may be increased by a **floor area ratio** of 4.0 when this additional floor area is used for **Assisted Living, Dwelling Unit, Live Work Unit, Multi-Residential Development** or **Hotel uses**.
- (3) The maximum **floor area ratio** in subsections (1) and (2) may be increased by a maximum of 3.0 when the following criteria are met:

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- (a) the **development** contains residential **uses** located above the highest geodetic elevation of the LRT catenary power lines **adjacent** to the lands contained in this Direct Control District; and
 - (b) the additional **floor area ratio** is used to construct **low occupancy uses** located on or above the second floor above **grade** but below the highest geodetic elevation of the LRT catenary power lines **adjacent** to the lands contained in this Direct Control District.
- (4) The maximum **floor area ratio** referenced in subsections (1), (2) and (3) may be increased in accordance with the bonus provisions set out in section 9 of this Direct Control District, to a maximum total of 15.0.

Bonus Floor Area Ratio Earning Items

9 Any of the following items or combination may be used to earn a **density** bonus up to 3.0 **floor area ratio**:

- (a) provision of **affordable housing units** within a **development**, where the allowable bonus floor area will be based on the total construction cost of the **units** to a standard acceptable to the **City**, such that:

Allowable bonus floor area = total construction cost / (**average land value** X 0.75) + **gross floor area** of **affordable housing units**;

- (b) provision of **universally accessible dwelling units**, where the allowable bonus floor area will be based on the total area provided for the **units**, such that:

Allowable bonus floor area = **gross floor area** of **universally accessible dwelling units**;

- (c) contribution to a **community investment fund**, as established by **Council**, where the allowable bonus floor area in square metres is equal to the contribution to the **community investment fund**, divided by the **average land value** per square metre of buildable floor area, such that:

Allowable bonus floor area = contribution / (**average land value**);

- (d) provision of **indoor community amenity space** within the **development**, where the allowable bonus floor area in square metres is equal to the total construction or restoration cost of the **indoor community amenity space**, divided by the **average land value** per square metre of buildable floor area multiplied by 0.75, such that:

Allowable bonus floor area = total construction cost / (**average land value** X 0.75); and

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- (e) provision of **publicly accessible private open space** where the allowable bonus floor area in square metres is equal to the total construction cost of the **publicly accessible private open space**, divided by the **average land value** per square metre of buildable floor area multiplied by 0.75, such that:

Allowable bonus floor area = total construction cost / (**average land value** X 0.75);

Floor Plate Restrictions

- 10** Each floor of a **building** located partially or wholly above 36.0 metres above **grade**, and containing:

- (a) **Dwelling Units, Hotel or Live Work Units** has a maximum:

- (i) **floor plate area** of 930.0 square metres; and
(ii) horizontal dimension of 44.0 metres; and

- (b) **Office** has a maximum:

- (i) **floor plate area** of 1300.0 square metres; and
(ii) horizontal dimension of 44.0 metres.

Front Setback Area

- 11** The **front setback area** has no minimum depth requirement and a maximum depth requirement of 4.0 metres.

Side Setback Area

- 12** There is no **side setback area** requirement.

Rear Setback Area

- 13** Where the **parcel** shares a **rear property line** with an **LRT corridor** or **freight rail corridor**, there is no requirement for a **rear setback area**.

Landscaping in Setback Areas

- 14** Where a **setback area** shares a **property line** with a **street**, the **setback area** must be a **hard surfaced landscaped area** that is level with the **adjacent** sidewalk.

Building Height

- 15** There is no maximum **building height**.

Vehicular Access

- 16** Where a **parcel** shares a **rear property line** or **side property line** with a **lane**, all vehicle access to the **parcel** must be from a **lane**.