

Proposed Direct Control Guidelines

Purpose

- 1 This Direct Control District is intended to accommodate opportunities for mixed-use **Multi-Residential Development** with commercial and **Office uses**.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply.

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 Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 are the **permitted uses** of this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 are the **discretionary uses** of this Direct Control District with the addition of:

- (a) **Accessory Food Service;**
- (b) **Accessory Liquor Service;**
- (c) **Fitness Centre;**
- (d) **Restaurant: Licensed – Small;**
- (e) **Restaurant: Licensed – Medium;**
- (f) **Financial Institution;**
- (g) **Drinking Establishment – Small;**
- (h) **Drinking Establishment – Medium;**
- (i) **Instructional Facility;**
- (j) **Market – Minor; and**
- (k) **Specialty Food Store.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified in this Direct Control District, the rules of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 apply to this Direct Control District.

Floor Area Ratio

- 7 The maximum **floor area ratio** is 4.0.

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Density

- 8 (1) The minimum **density** is 150 **units** per hectare.
- (2) There is no maximum **density**.

Setback Area

- 9 The depth of all **setback areas** must be equal to the minimum **building setback** required in section 10.

Building Setbacks

- 10 (1) Unless otherwise referenced in subsection (2) and (3), the minimum **building setback** from a **property line** shared with a **street** is 6.0 metres.
- (2) The minimum **building setback** from a west **property line** shared with a **street** is 4.0 metres.
- (3) The minimum **building setback** from a **property line** shared with a **street** for a **street-oriented multi-residential building** is zero metres.

Building Height

- 11 (1) Unless otherwise specified in sections (2), (3), (4), and (5) the maximum **building height** is 26.0 metres.
- (2) Unless otherwise referenced in subsection (3), where a **parcel** shares a **property line** with a **street** or a **parcel** designated as a M-H2 District, the maximum **building height** referenced in subsection (1) is reduced to 10.0 metres measured from **grade** within 4.0 metres of that shared **property line**.
- (3) Along the 78 Avenue SW **property line**, the maximum **building height** referenced in subsection (1) or (2) is reduced to 10.0 metres measured from **grade** within 3.0 metres of that shared **property line**.
- (4) Where a **parcel** shares a **property line** with a **lane** or a **parcel** designated as a **low density residential district**, M-CG, M-C1, M-G, M-1, or M-X1 District, the maximum **building height** referenced in subsection (1) is reduced to 10.0 metres measured from **grade** within 6.0 metres of that shared **property line**.
- (5) Where a **parcel** shares a **property line** with a **parcel** designated as a **commercial, industrial** or **special purpose district**, the maximum **building height** referenced in subsection (1) is reduced to 10.0 metres measured from **grade** within 1.2 metres of that shared **property line**.

Rules for Commercial Multi-Residential Uses

- 12 (1) **Commercial multi-residential uses** must:
- (a) only be located on the two floors closest to **grade** of a **main residential building**;
- (b) only be contained completely within the **building**;
- (c) not be located above any **Dwelling Unit**;

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- (d) not share an internal hallway with **Dwelling Units**; and
 - (e) have a separate exterior entrance from that of the **Dwelling Units**.
- (2) Parking areas for **commercial multi-residential uses** must:
- (a) be separated from residential parking areas;
 - (b) provide pedestrian access to the **commercial multi-residential uses**; and
 - (c) be located a minimum distance of 5.0 metres from a **parcel** designated as a **low density residential district**, in the case of a surface parking area.

Relaxation of this Direct Control District

- 13 (1) The **Development Authority** may consider a relaxation of the required **building setback** in Section 10 of this Direct Control District provided that the relaxation test of Bylaw 1P2007 is met.
- (2) The **Development Authority** may consider a relaxation of the required **building height** in Section 11 subsections (2), (3), (4) and (5) of this Direct Control District provided that the relaxation test of Bylaw 1P2007 is met.