

Proposed Direct Control District

PROPOSED DIRECT CONTROL GUIDELINES LOC2017-0275

Purpose

- 1 This Direct Control District is intended to:
- (a) allow primarily residential and **Assisted Living uses** with supporting services;
 - (b) create a built form where **building height** transitions from high to low from the south of the site towards the **low density** residential **development** to the northwest; and
 - (c) enable opportunities for a mix of commercial, institutional and social **uses**.

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 Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 are the **permitted uses** in 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** in this Direct Control District with the addition of:
- (a) **Accessory Food Service;**
 - (b) **Drinking Establishment – Small;**
 - (c) **Fitness Centre;**
 - (d) **Financial Institution;**
 - (e) **Food Kiosk;**
 - (f) **Instructional Facility;**
 - (g) **Library;**
 - (h) **Medical Clinic;**
 - (i) **Performing Arts Centre;**
 - (j) **Restaurant: Licensed – Small; and**
 - (k) **Social Organization.**

Bylaw 1P2007 District Rules

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

Building Setback

- 7 (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **property line** shared with a **street** is 3.0 metres.

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- (2) The minimum **building setback** from a **property line** shared with a **street** for a **street-oriented multi-residential building** is zero metres.
- (3) The minimum **building setback** from a northern **property line** shared with a lane is 3.0 metres.
- (4) The minimum **building setback** from a **property line** shared with another **parcel** is 3.0 metres.

Building Height

- 8
- (1) Unless otherwise referenced in subsections (2), and (3), the maximum **building height** is 26.0 metres.
 - (2) Where the **parcel** shares a **property line** with a **lane** adjacent to a **parcel** designated as a **low density residential district**, the maximum **building height**:
 - (a) is 16.0 metres measured from **grade**, measured from a 3.0 metre distance from the **property line** shared with a **lane**;
 - (b) increases at a 45.0 degree angle to a depth of 10.0 metres measured from the **property line** shared with a **lane**, to a maximum **building height** of 26.0 metres measured from **grade**; and
 - (c) is 26.0 metres measured from **grade** at a distance greater than 10.0 metres from the **property line** shared with the **lane**.
 - (3) Where the **parcel** shares a northern **property line** with a **parcel** designated as a **multi-residential district**, the maximum **building height**:
 - (a) is 20.0 metres measured from **grade**, measured from a 3.0 metre distance from the shared **property line**;
 - (b) increases at a 45.0 degree angle to a depth of 10.0 metres from the shared **property line** to a maximum **building height** of 26.0 metres measured from **grade**; and
 - (c) is 26.0 metres measured from **grade** at a distance greater than 10.0 metres from the shared **property line**.