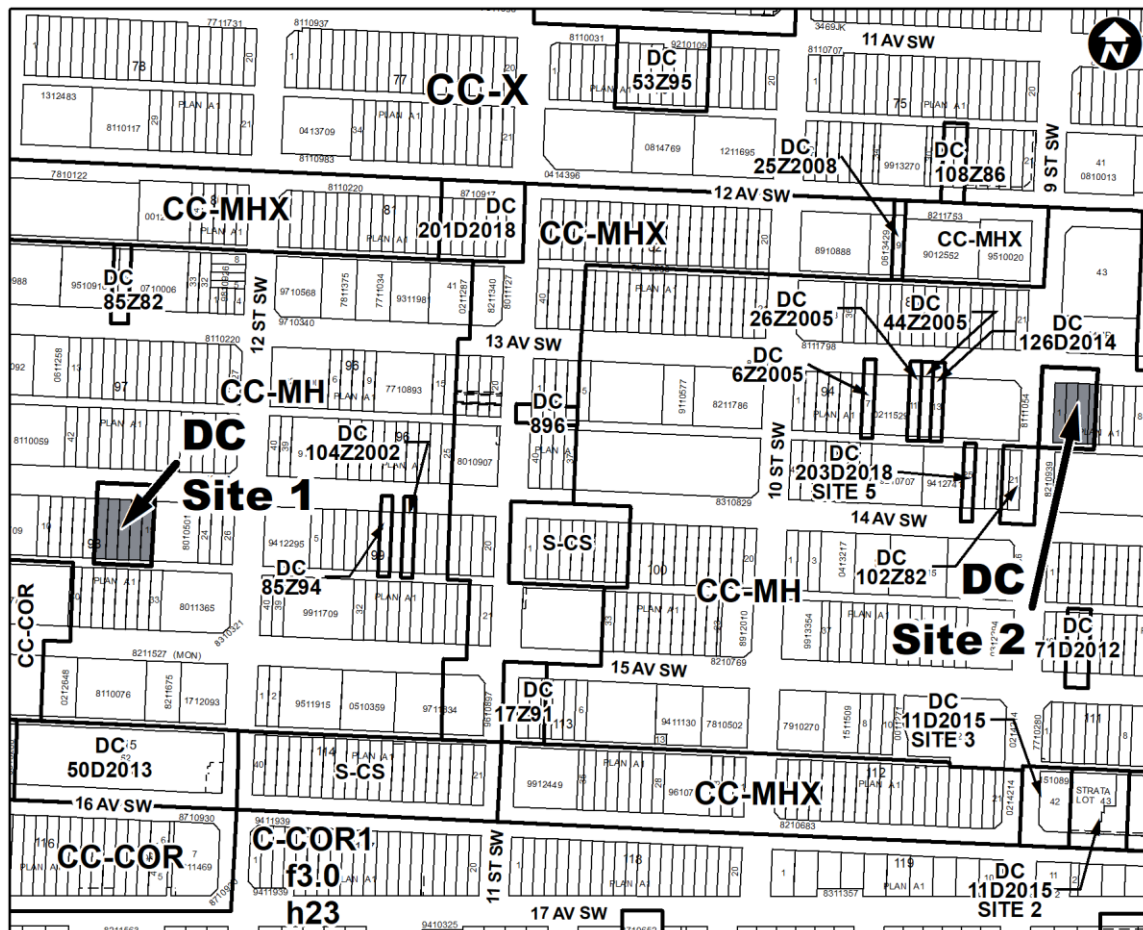


Proposed Direct Control Guidelines

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to:

- (a) give effect to a Heritage Density Transfer to **DC receiving parcels** (Site 1) from **DC source parcel** (Site 2), 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.

Proposed Direct Control Guidelines

General Definitions

4 In this Direct Control District:

- (a) “**DC receiving parcels**” means Site 1, the **parcels** legally described as Lots 15-19, Block 98, Plan A1 with the municipal addresses, 1315, 1317, 1319, 1321, and 1323 – 14 Avenue SW, which are the **parcels** receiving an increase in **density** of 2,988 square metres from the **DC source parcel** (Site 2);
- (b) “**DC source parcel**” means Site 3, the **parcels** legally described as Lots 1-4, Block 93, Plan A1 with the municipal address 1310 – 9 Street SW, which are the **parcels** from which 2,988 square metres of **density** is being transferred to **DC receiving parcel 1** (Site 1);

Site 1

0.15 hectares (± 0.37 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 The maximum **floor area ratio** is 6.98 inclusive of the 2,988 square metres of heritage **density** that has been transferred from the **DC source parcel** (Site 2).

Site 2

0.11 hectares (± 0.27 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.

Proposed Direct Control Guidelines

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 4.26.
- (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 2.

TEXT FOR DISCUSSION ONLY