

PROPOSED DIRECT CONTROL GUIDELINES

Purpose

- 1 This Direct Control District is intended to:
- (a) provide for commercial and residential **development** at medium to high densities; and
 - (b) implement the **density** bonus provisions of the Downtown West End Policy Consolidation.

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 in Part 11 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) “**residential uses**” includes **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit, Hotel, Live Work Unit, Multi-Residential Development, and Residential Care uses**; and
 - (b) “**commercial uses**” includes all other **uses**.

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.

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 cumulative maximum total **floor area ratio** is 7.0.
- (2) The maximum **floor area ratio** is:

- (a) for **commercial uses**:
 - (i) 5.0 where all bonus-earning features listed in Group A attached to this Bylaw as Schedule C are provided to the satisfaction of the **Development Authority**; or
 - (ii) 7.0 where, in addition to satisfactory provision of all Group A features, Group B features of a type, location and design satisfactory to the **Development Authority** are also provided;
 - (b) for **residential uses**:
 - (i) 7.0 where all bonus-earning features listed in Group A are provided to the satisfaction of the Development Authority.
- (3) Notwithstanding subsections (1) and (2), the **floor area ratio** may be increased by an additional 0.5 FAR to allow for:
- (a) **Performing Arts Centre**;
 - (b) **Cinema**; or
 - (c) any of the community support facility **uses** listed in section 8.12.4 of Table 8: Public Amenity Items of Part 13 of Bylaw 1P2007, provided those **uses** are also **uses** listed in sections 5 and 6 of this Direct Control District.
- (4) Where additional **floor area ratio** is provided under subsection (3), any subsequent **development permit** for a change of **use** for the bonus amenity space referred to in subsection (3) to any **use** other than one of the **uses** listed in subsection (3) will require a contribution to the West End Improvement Fund in an amount according to the following formula:
- Contribution = area of bonus amenity space to be removed in square metres x Incentive Rate 1 in Part 13, Division 3 of Bylaw 1P2007 at the time of that subsequent **development permit** approval.

Building Height

9 The maximum **building height** is 76.2 metres.

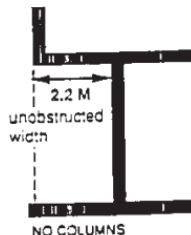
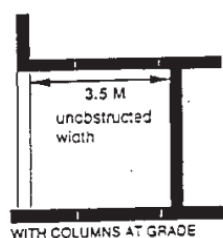
SCHEDULE C

Bonus Group A: A maximum of 5.0 F.A.R. may be achieved through provision of Group A features*

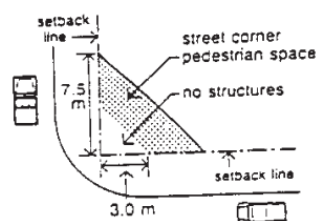
STANDARD	AMENITY TO BE PROVIDED	LOCATION AND ACCESS REQUIREMENTS	PERFORMANCE REQUIREMENTS
A1	At-Grade Pedestrian Circulation a) On-Site Pedestrian Space b) Street Corner Pedestrian Space	<ul style="list-style-type: none"> o Abutting primary roads and 7 Avenue S, as shown on Map 1, Roadway Network, Section 42.1. o Directly accessible to and level with public sidewalks. o At all intersections. o Directly accessible to and level with public sidewalks. 	<ul style="list-style-type: none"> o If arcaded, a minimum unobstructed width of 3.5 metres. o If no structure to grade, a minimum unobstructed width of 2.2 metres from the setback line. o Open to the sky or built over above first storey. o A triangular area formed by the two setback lines and a straight line which intersects them 7.5 metres from the corner where they meet. o Open to the sky or built-over above the second storey. o No vegetation, finished lot grade, building or structure within the triangular area formed by the two setback lines and a straight line which intersects them 3 metres from the corner where they meet. Beyond this distance, columns permitted to satisfaction of the Approving Authority.
A2	Open Space at Grade	<ul style="list-style-type: none"> o At grade. o Abutting street or avenue. 	<ul style="list-style-type: none"> o 5 percent of net site area. o Open to sky. o Depth of open space may not exceed 1.5 times the frontage of such open space
A3	Visual Interest at Street Level	<ul style="list-style-type: none"> o All street and avenue frontages at grade. o Applies to all commercial buildings and commercial uses located in lower levels of residential or mixed use buildings 	<ul style="list-style-type: none"> o Must be designed so as to accommodate non-office uses such as dwelling units, retail stores, personal services, entertainment establishments, and restaurants. o All grade level commercial uses fronting streets and avenues shall have direct access from public sidewalks. o If commercial, a minimum of 50 percent of the facade area must be clear glazing. o Facades should be provided with a degree of visual interest through the use of building materials and design, colour, and/or canopies and awnings.
A4	Contribution to West End Improvement Fund (for commercial uses only)		<ul style="list-style-type: none"> o In accordance with approved policy.

* See Section B.2.(c) for special exemption for public auditoria, cinemas, and theatres.

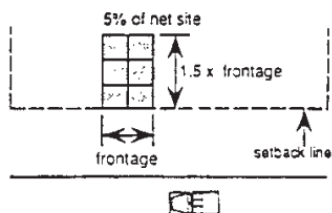
A1(a)



A1(b)



A2



WEST END LAND USE DISTRICT
Bonus Density Table

Bonus Group B: A maximum additional 2.0 F.A.R. may be achieved through the provision of Group B features.

STANDARD	AMENITY TO BE PROVIDED	BONUS RATIO	LOCATION AND ACCESS REQUIREMENTS	PERFORMANCE REQUIREMENTS
B-1	<u>Improvements to Adjacent Right of Way</u>	2.5:1	o Sidewalk areas within adjacent Rights-of-way.	o Enhanced treatment and materials over and above basic standards for sidewalk reconstruction, consistent with Council's policy for public improvements in the Downtown.
B-2	<u>Off-Site Improvements</u>			o Available only in accordance with Council policy for a contribution to, or the construction of, features identified in Council's policy for public improvements in Downtown.
B-3	<u>Sculpture in Public Spaces</u> (a) Provided on Site (b) Contribution to Public Art Fund	Maximum of 1 F.A.R. 1 square metre of floor area for every \$110 (October 1984 dollars) of sculpture provided. 1 square metre of floor area for every \$110 (October 1984 dollars) contributed to Public Art Fund.	o Value contributed to sculpture used outdoors at-grade or on building exterior visible from the sidewalk in a setting on site acceptable to Approving Authority. o If off the development site, on 8th S. Avenue between 9 and 11 Streets W., 10 Street W. or a West End public park.	o Unique not mass-produced sculpture by a practitioner in the visual arts who is generally recognized by critics and peers as a professional of serious intent and ability. o Value of sculpture provided calculated in accordance with Council's approved policy. o In accordance with Council policy.