

MAY 02 2019

ITEM: 7.2.6 CPC2019-0398
Distribution
CITY CLERK'S DEPARTMENT
(c)

CPC2019-0398
Attachment 2

Proposed DC Direct Control District Guidelines

~~Restaurant Patio.~~

Bylaw 1P2007 District Rules

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

Floor Area Ratio

- 9 (1) Unless otherwise referenced in subsections (2) or (3), 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 3.0, to a maximum of 8.0, when:
- (a) this additional floor area is used for **Assisted Living, Dwelling Unit, Live Work Unit, Multi-Residential Development, Hotel or Post-Secondary Learning Institution uses**; and
 - (b) all items in Section 14 of this Direct Control District are provided.
- (3) Where the **floor area ratio** has been increased in accordance with subsection (2), the maximum **floor area ratio** may be further increased by a **floor area ratio** of 4.0, to a maximum of 12.0, in accordance with the bonus provisions set out in Schedule B of this Direct Control District.

Setback Areas

- 10 (1) The maximum **setback area** from a **property line** shared with 17 Avenue SW must be 3.0 metres.
- (2) The maximum **setback area** from a **property line** shared with 16 Avenue SW is 3.0 metres.
- (3) (a) For **parcels** adjacent to 14 Street SW, the **setback area** is:
- (i) 2.134 metres from the property line; and
 - (ii) an additional minimum of 3.0 metres for a **development** with a **floor area ratio** greater than 5.0.
- (b) Section 53 of Bylaw 1P2007 does not apply in this Direct Control District.
- (4) The **Development Authority** may relax the rules in sections 1, 2 and 3(a)(i) provided the test for relaxation in Bylaw 1P2007 is met.
- (5) For **parcels** that share a **property line** with another **parcel** designated as:
- (a) a **commercial district**, there is no requirement for a **setback area**;
 - (b) a **residential district**, the **setback area** must have a minimum depth of 3.0 metres.