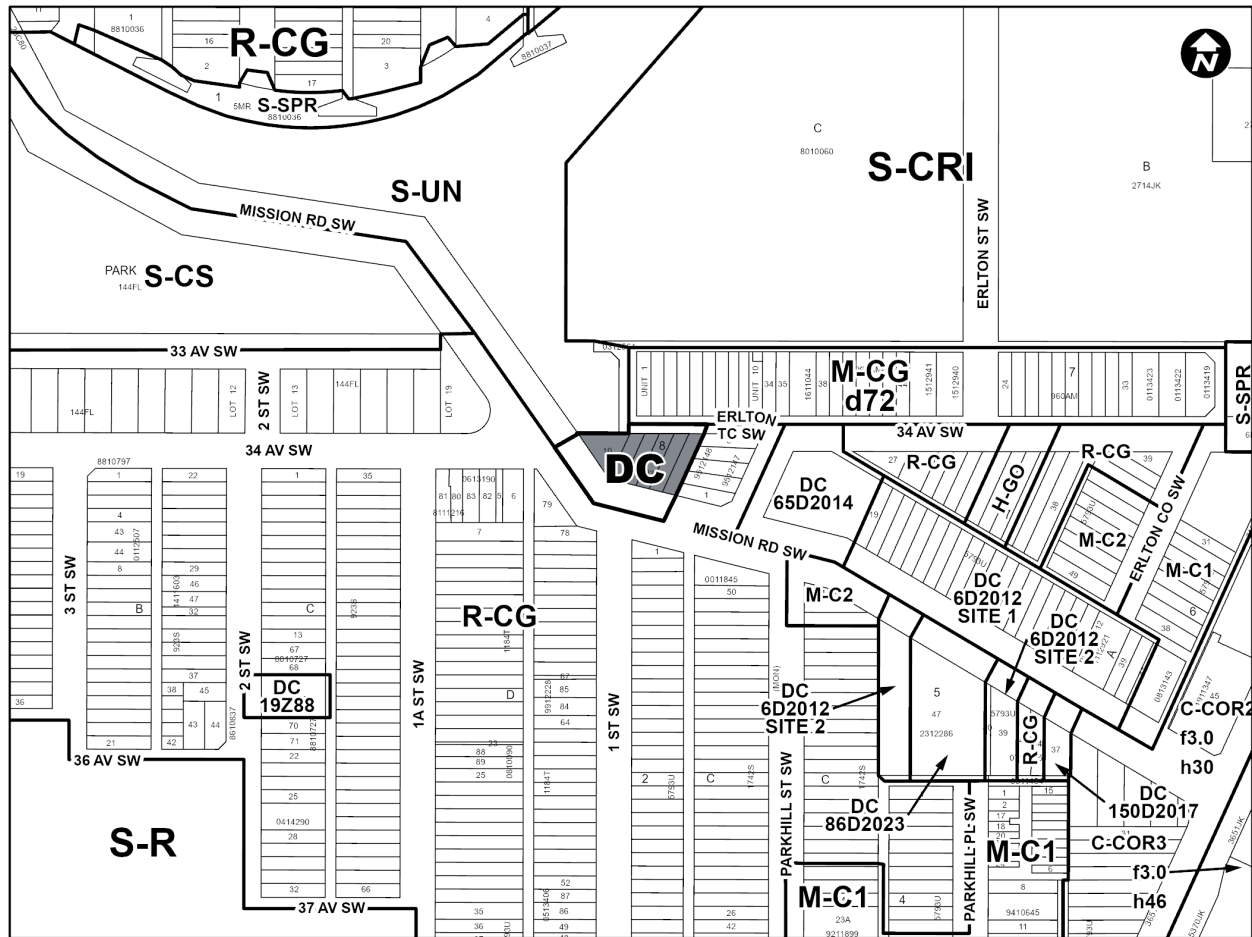


That with respect to report CPC2026-0510 as follows:

That Proposed Bylaw 87D2026 be amended by:

Deleting “Schedule B” in its entirety and replacing it with the “Revised Schedule B”.

REVISED SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) provide an increase in building height along with specific massing transitions and a unit maximum; and
- (b) allow motor vehicle parking reductions with the provision of transportation demand management measures.

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 Bylaw.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District Bylaw, a reference to a section 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) “**bicycle repair facility**” means a secure indoor space within the **development**, made available to all tenants of that **development**, that provides basic equipment for the maintenance of bicycles.

Permitted Uses

- 5 The **permitted uses** of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 6 The **discretionary uses** of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 7 Unless otherwise specified, the rules of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 apply in this Direct Control District.

Density

- 8 The maximum **density** is 275 **units** per hectare.

Setback Area

- 9 The depth of all **setback areas** must be equal to the minimum **building setback** required in Section 10 of this Direct Control District.

Building Setbacks

- 10 (1) The minimum **building setback** from the east **property line** is 6.0 metres.
- (2) The minimum **building setback** from a **property line** shared with Erlton Terrace SW is 4.0 metres.
- (3) The minimum **building setback** from a **property line** shared with Mission Road SW is 3.0 metres.
- (4) The minimum **building setback** from a **property line** shared with a **parcel** designated as a **special purpose district** is 1.2 metres.

Building Height and Cross Section

- 11 (1) Unless otherwise referenced in subsections (2) and (3), the maximum **building height** is 18.0 metres.

- (2) Where a **parcel** shares a **property line** with Erlton Terrace SW, the maximum **building height**:
- (a) is 16.0 metres measured from **grade** at a distance of 4.0 metres from the shared **property line**; and
 - (b) increases proportionately to a maximum of 18.0 metres measured from **grade** at a distance of 10.0 metres from the shared **property line**.
- (3) Where a **parcel** shares a **property line** with a **parcel** designated as a **special purpose district**, the maximum **building height**:
- (a) is 16.0 metres measured from **grade** at a distance of 1.2 metres from the shared **property line**; and
 - (b) increases proportionately to a maximum of 18.0 metres measured from **grade** at a distance of 10.0 metres from the shared **property line**.

Motor Vehicle Parking Stall Reduction

- 12 The required number of **motor vehicle parking stalls** is reduced to 0.60 stalls per **Dwelling Unit** where the following transportation demand management measures are provided:
- (a) a **bicycle repair facility**;
 - (b) a minimum of 1.0 **bicycle parking stalls – class 1** per **unit**;
 - (c) a minimum of 0.2 **bicycle parking stalls – class 2** per **unit**; and
 - (d) a minimum of 50 per cent of the total **bicycle parking stalls – class 1** provided are accessed directly from **grade** and provided in a horizontal format.

Relaxations

- 13 The **Development Authority** may relax the rules contained in Sections 7, 9 through 11 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.