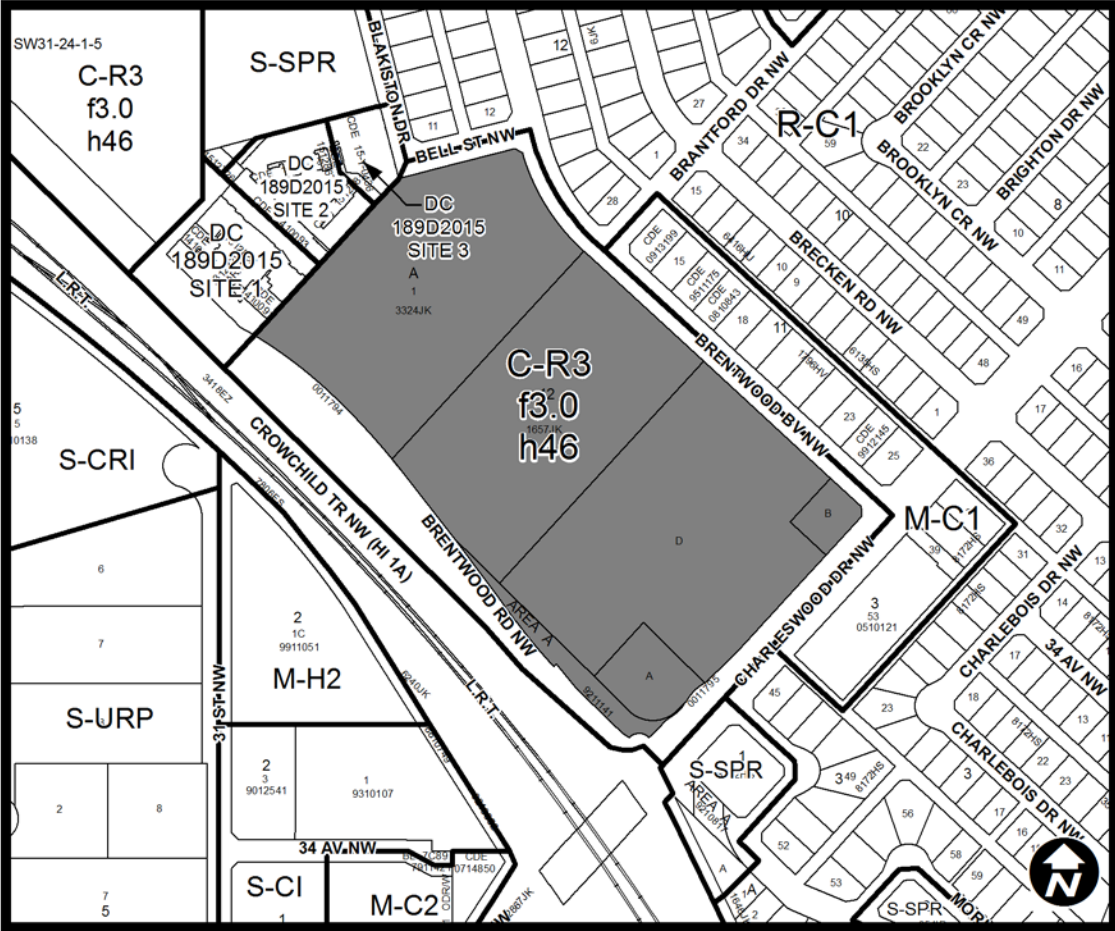
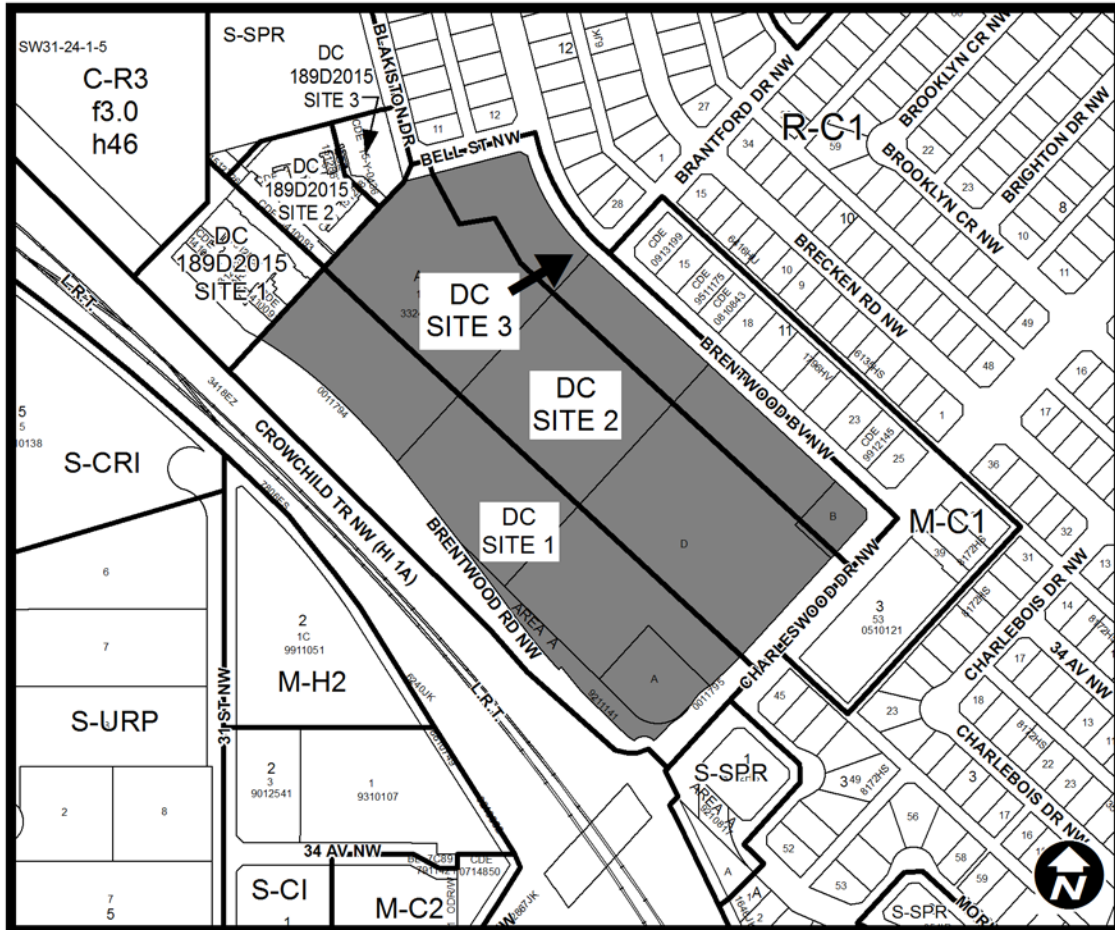




SCHEDULE A



**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

**Purpose**

- 1 This Direct Control District is intended to be characterized by:
  - (a) high **density**, high- and mid-rise **development** within close proximity of the Brentwood LRT Station;
  - (b) mixed-use **development** with pedestrian oriented **buildings** that are close to the **street** and public sidewalk located in Sites 1 and 2;

- (c) medium **density Multi-Residential Development** with reduced **building height** and **building** massing located in Site 3;
- (d) the opportunity to continue the operation of approved and existing **uses** and approved and existing **buildings**;
- (e) land use and **building** forms that respect the policies of the Brentwood Station Area Redevelopment Plan;
- (f) provision for a minimum and maximum **floor area ratio** for each Site; and
- (g) provision for a bonus **floor area ratio** over the base **floor area ratio** as provided for in this Direct Control Bylaw.

#### 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.

#### General Definitions

- 4 In this Direct Control District:

- (a) “**affordable housing units**” means non-market **Dwelling Units** provided within the **development** owned and operated by the **City** or a bona fide non-market housing provider recognized by **Council**;
- (b) “**average land value**” means the average land value per square metre of buildable floor area for the area, or areas, as approved by **Council** and as amended from time to time;
- (c) “**community amenity space**” means floor area made available within the proposed **development**, in perpetuity to the **City**, in a form acceptable to the **City** for not for profit community purposes;
- (d) “**Brentwood Community Enhancement Fund**” means a fund, established by **Council**, used for projects related to public realm improvements, including but not limited to **park** design, redevelopment or enhancement, streetscape design and improvements within **City** rights-of-way, implementation of urban design strategies and public art on public land; and
- (e) “**publicly accessible private open space**” means a portion of a private **development parcel** that is made available to the public through a legal agreement approved by the **Development Authority**, and is in a location, form, configuration and constructed in a manner approved by the **Development Authority**.

**Permitted Uses**

5 The **permitted uses** of the Commercial - Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **permitted uses** of this Direct Control District with the exclusion of:

- (a) **Financial Institution.**

**Discretionary Uses**

6 The **discretionary uses** of the Commercial - Corridor 1 (C-COR 1) District of Bylaw 1P2007 are the **discretionary uses** of this Direct Control District with the addition of:

- (a) **Beverage Container Drop-Off Depot;**
- (b) **Car Wash – Single Vehicle;**
- (c) **Drive Through;**
- (d) **Financial Institution;**
- (e) **Multi-Residential Development;**
- (f) **Restaurant: Food Service Only – Large; and**
- (g) **Restaurant: Licensed – Large.**

**Bylaw 1P2007 District Rules**

- 7 (1) Unless otherwise specified in this Direct Control District, the rules of the Commercial - Corridor 1 (C-COR1) District of Bylaw 1P2007 apply in this Direct Control District.
- (2) For **Multi-Residential Development** in Site 3, the rules of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 apply in this Direct Control District.

**Use Area**

- 8 (1) Unless otherwise referenced in subsection (3), (4) and (5), the maximum **use area** for **uses** on the ground floor of **buildings** is 1200.0 square metres.
- (2) Unless otherwise referenced in subsection (3), there is no maximum **use area** requirement for **uses** located on upper floors.
- (3) The maximum **use area** of a:
- (a) **Catering Service – Minor**, or a **Catering Service – Minor** combined with any other **use**, is 300.0 square metres;
  - (b) **Cinema**, or a **Cinema** combined with any other **use**, is 550.0 square metres; and
  - (c) **Supermarket**, or a **Supermarket** combined with any other **use**, is 4000.0 square metres.

- (4) There is no maximum **use area** requirement for a **use** on the ground floor of a **building** if the **use** has width along the **building frontage** of no more than 15.0 metres.
- (5) The following **uses** do not have a **use area** restriction:
- (a) **Addiction Treatment;**
  - (b) **Assisted Living;**
  - (c) **Custodial Care;**
  - (d) **Hotel;** and
  - (e) **Residential Care.**

#### Location of Uses Within Buildings

- 9 (1) The following **uses** must not be located on the ground floor of **buildings**:
- (a) **Catering Service - Minor;**
  - (b) **Counselling Service;**
  - (c) **Health Services Laboratory- with Clients;**
  - (d) **Instructional Facility;**
  - (e) **Place of Worship – Small;**
  - (f) **Post-secondary Learning Institution;**
  - (g) **Residential Care;** and
  - (h) **Social Organization.**
- (2) "Commercial Uses" and **Live Work Units**:
- (a) may be located on the same floor as **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** and **Residential Care**; and
  - (b) must not share an internal hallway with **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** or **Residential Care**.
- (3) Where this section refers to "Commercial Uses," it refers to the listed **uses** in sections 5 and 6, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit, Live Work Unit** and **Residential Care**.
- (4) **Car Wash – Single Vehicle** must be located in the parkade upon redevelopment of the southern portion of the development area.

#### Additional Landscaping in Setback Area

- 10 Where the **setback area** of a ground floor **Dwelling Unit** shares a **property line** with a **street**, the **setback area** must be landscaped with a **soft surfaced landscape area**.

#### Reductions of Minimum Motor Vehicle Parking Requirement

- 11 The minimum number of **motor vehicle parking stalls** is reduced by 10.0 per cent where a **building** that generates the parking requirement is located within 600.0 metres of an existing **LRT platform**.

### Bonus Floor Area Ratio Earning Items

12 Any of the following items or combination thereof may be used to earn a **density** bonus:

- (a) provision of **publicly accessible private open space** within the **development**, where the allowable bonus floor area in square metres is equal to the total construction cost (excluding land costs) of the **publicly accessible private open space**, divided by the **average land value** per square metre buildable floor area multiplied by 0.75, such that:

Allowable bonus floor area = total construction cost / (**average land value** x 0.75);

- (b) provision of **affordable housing units** within the **development**, where the allowable bonus floor area in square metres is equal to the total construction cost (excluding land costs) of the **affordable housing units**, divided by the **average land value** per square metre buildable floor area multiplied by 0.75, such that:

Allowable bonus floor area = total construction cost / (**average land value** x 0.75);

- (c) provision of **community amenity space** within the **development**, where the allowable bonus floor area in square metres is equal to the total construction cost (excluding land costs) of the **community amenity space**, divided by the **average land value** per square metre buildable floor area multiplied by 0.75, such that:

Allowable bonus floor area = total construction cost / (**average land value** x 0.75);

- (d) contribution to the **Brentwood Community Enhancement Fund**, as established by **Council**, where the allowable bonus floor area in square metres is equal to the contribution to the **Brentwood Community Enhancement Fund**, divided by the **average land value** per square metre of buildable floor area, such that:

Allowable bonus floor area = contribution / (**average land value**)

### Site 1 (2.9 ha ±)

13 The provisions in sections 14 through 15 apply only to Site 1.

### Floor Area Ratio

- 14 (1) The minimum **floor area ratio** is 2.0.
- (2) The maximum **floor area ratio** is 4.0 for a **building** that does not contain **Dwelling Units, Hotel or Live Work Units**.
- (3) The maximum **floor area ratio** is 3.0 for a **building** that contains **Dwelling Units, Hotel or Live Work Units**.
- (4) The maximum **floor area ratio** specified in subsection (2) and (3) may be increased to a maximum of 4.5 **floor area ratio** in accordance with the bonus provisions contained in section 12 of this Direct Control District.

**Building Height**

15 The maximum *building height* is 55.0 metres.

**Site 2 (3.7 ha ±)**

16 The provisions in sections 17 through 18 apply only to Site 2.

**Floor Area Ratio**

17 (1) The minimum *floor area ratio* is 2.0.

(2) The maximum *floor area ratio* is 3.0.

(3) The maximum *floor area ratio* specified in subsection (2) may be increased to a maximum of 3.5 *floor area ratio* in accordance with the bonus provisions contained in section 12 of this Direct Control District.

**Building Height**

18 The maximum *building height* is 38.0 metres.

**Site 3 (1.4 ha ±)**

19 The provisions in sections 20 through 21 apply only to Site 3.

**Floor Area Ratio**

20 (1) The minimum *floor area ratio* is 1.0.

(2) The maximum *floor area ratio* is 2.5.

**Building Height**

21 The maximum *building height* is 14.0 metres.

**Development Permits**

22 Any *development permit* approved for **Drive Through uses** must not be issued past 2037, January 01.