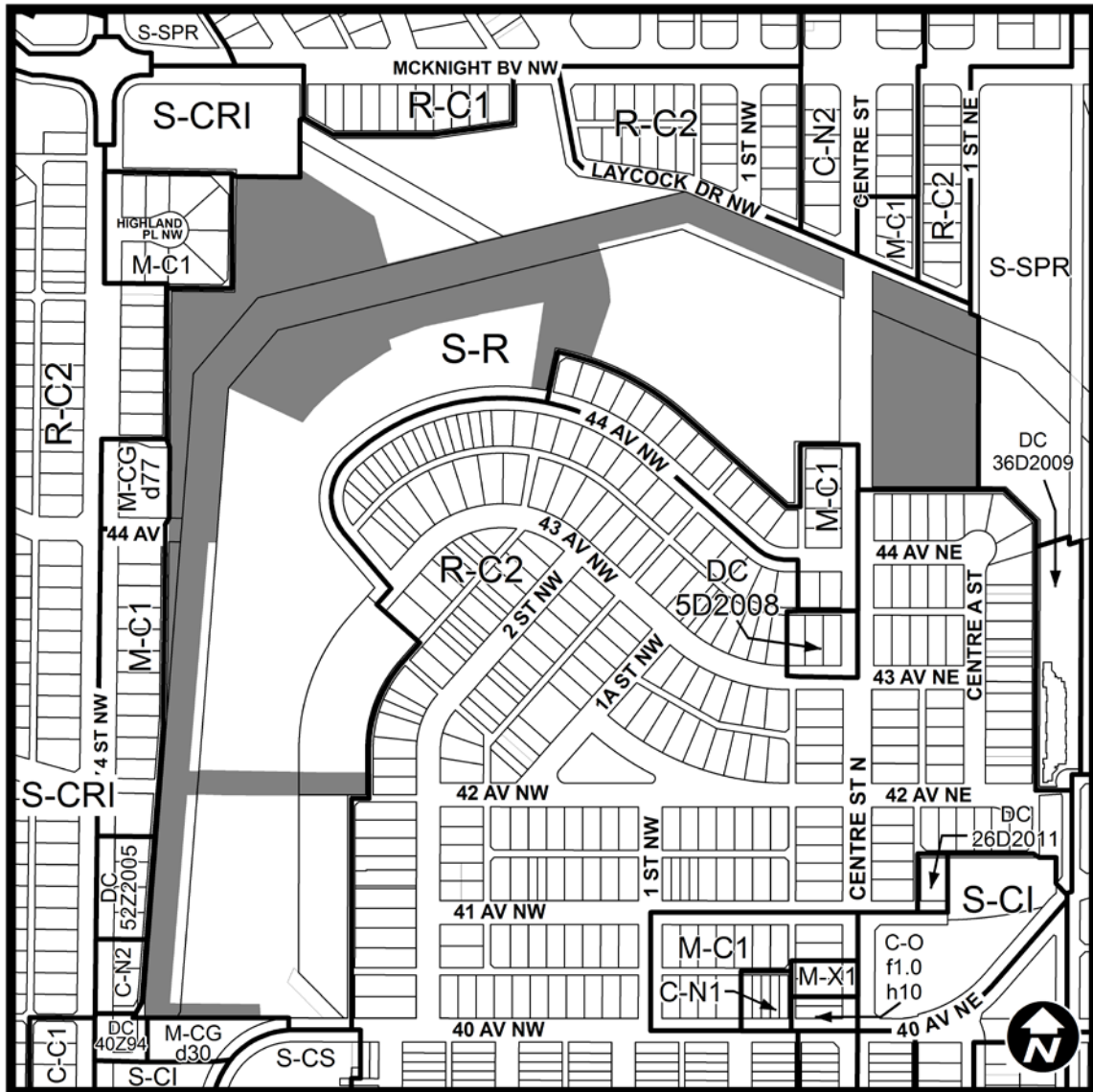
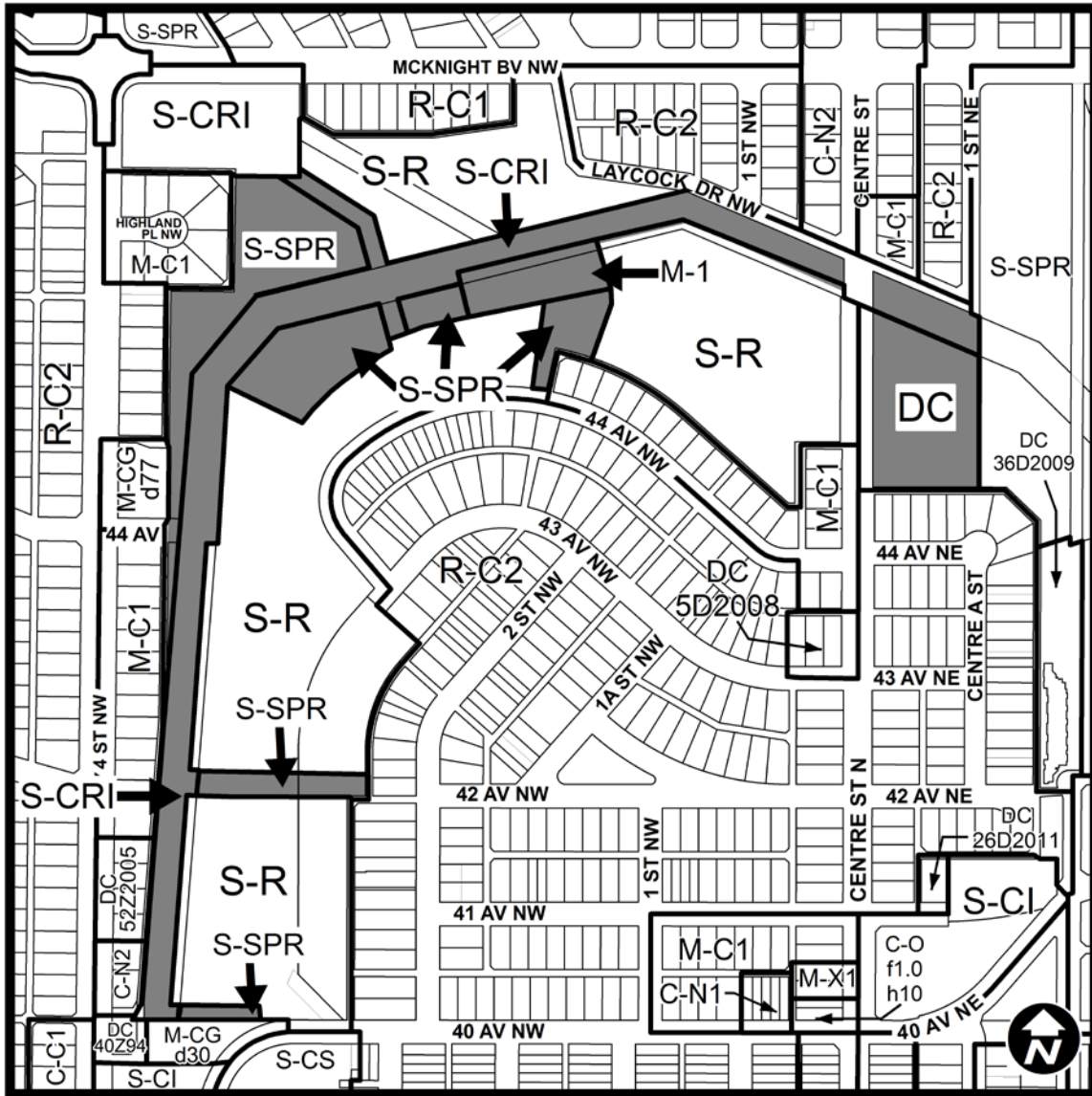




SCHEDULE A



**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

### Purpose

- 1 This Direct Control District is intended to:
  - (a) provide for a combination of a mixed-use and **street** oriented **development**;
  - (b) provide a **building** form with opportunity for store fronts along a continuous block face; and
  - (c) adhere **building development** to slope adaptive principles as topography dictates.

### 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.

### Permitted Uses

- 4 The **permitted uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

### Discretionary Uses

- 5 The **discretionary uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

### Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 apply in this Direct Control District.

### Floor Area Ratio

- 7 (1) The minimum **floor area ratio** is 0.8.
- (2) The maximum **floor area ratio** is 5.0.

### Building Height

- 8 (1) Unless otherwise referenced in subsections (2) and (3), the maximum **building height** is 52.0 metres.
- (2) Where a **parcel** shares a **property line** with a **street** the maximum **building height** is:

- (a) 10.0 metres measured from **grade** within 3.0 metres of that shared **property line**; and
  - (b) 52.0 metres measured from **grade** at a distance greater than 3.0 metres of that shared **property line**.
- (3) Where a **parcel** shares a **property line** with a **lane** or another **parcel**, the maximum **building height** referenced in subsection (1) is reduced to 20.0 metres measured from **grade** within 6.0 metres of that shared **property line**.

### Building Orientation

- 9 (1) The main **public entrance** to each **building** must face the **property line** shared with a **street**.
- (2) Every **use** with any portion of its floor area located on the floor closest to **grade** must have an individual, separate and direct access to **grade**.
- (3) **Motor vehicle parking stalls** and **loading stalls** must not be located between a **building** and a **street**.

### Building Façade

- 10 (1) The length of the **building** façade that faces a **street** must be a minimum of 60.0 per cent of the length of the **property line** it faces.
- (2) The massing of a **building** taller than 20.0 metres must step back a minimum of 3.0 metres from the front façade. The step back must occur within the first 16.0 metres of the **building height**.

### Vehicle Access

- 11 Vehicle access to the **parcel** from Centre Street must align with the intersection of Centre Street and Highland Drive.

### Dwelling Unit Requirement

- 12 (1) Unless otherwise referenced in subsection (2) a **building** must contain **Dwelling Units**.
- (2) A **building** may contain **Assisted Living** in place of **Dwelling Units**.

### Use Area

- 13 There is no maximum **use area**.

### Location of Uses within Buildings

14 (1) The following **uses** must not be located on the ground floor **adjacent** to a **street**:

- (a) **Assisted Living;**
- (b) **Catering Service – Minor;**
- (c) **Child Care Service;**
- (d) **Counselling Service;**
- (e) **Dwelling Unit;**
- (f) **Health Services Laboratory – With Clients;**
- (g) **Instructional Facility;**
- (h) **Live Work Unit;**
- (i) **Medical Clinic;**
- (j) **Office;**
- (k) **Place of Worship – Small;**
- (l) **Post-secondary Learning Institution;**
- (m) **Residential Care;**
- (n) **Social Organization;** and
- (o) **Veterinary Clinic.**

(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** and **Residential Care**.

(3) Where this section refers to “Commercial Uses”, it refers to the **permitted uses** and **discretionary uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** and **Residential Care**.

### Front Setback Area

15 (1) The minimum **building setback** from a **property line** shared with a **street** is zero metres.

(2) The maximum **building setback** from a **property line** shared with a **street** is 6.0 metres.

### Rear Setback Area

16 The **rear setback area** must have a minimum depth of 3.0 metres.

**Side Setback Area**

**17** Where a *parcel* shares a *side property line* with:

- (a) a *lane* that separates the *parcel* from a *parcel* designated as a *low density residential district*, the *side setback area* must have a minimum depth of 3.0 metres;
- (b) a *lane*, in all other cases, there is no requirement for a *side setback area*; and
- (c) another *parcel*, the *side setback area* must have a minimum depth of 3.0 metres.

**Relaxation**

**18** The *Development Authority* may relax the rules contained in sections 8, 15, 16, and 17 to a maximum of 10 percent in this Direct Control District provided the test for relaxation in accordance with Sections 31 and 36 of Bylaw 1P2007 is met.