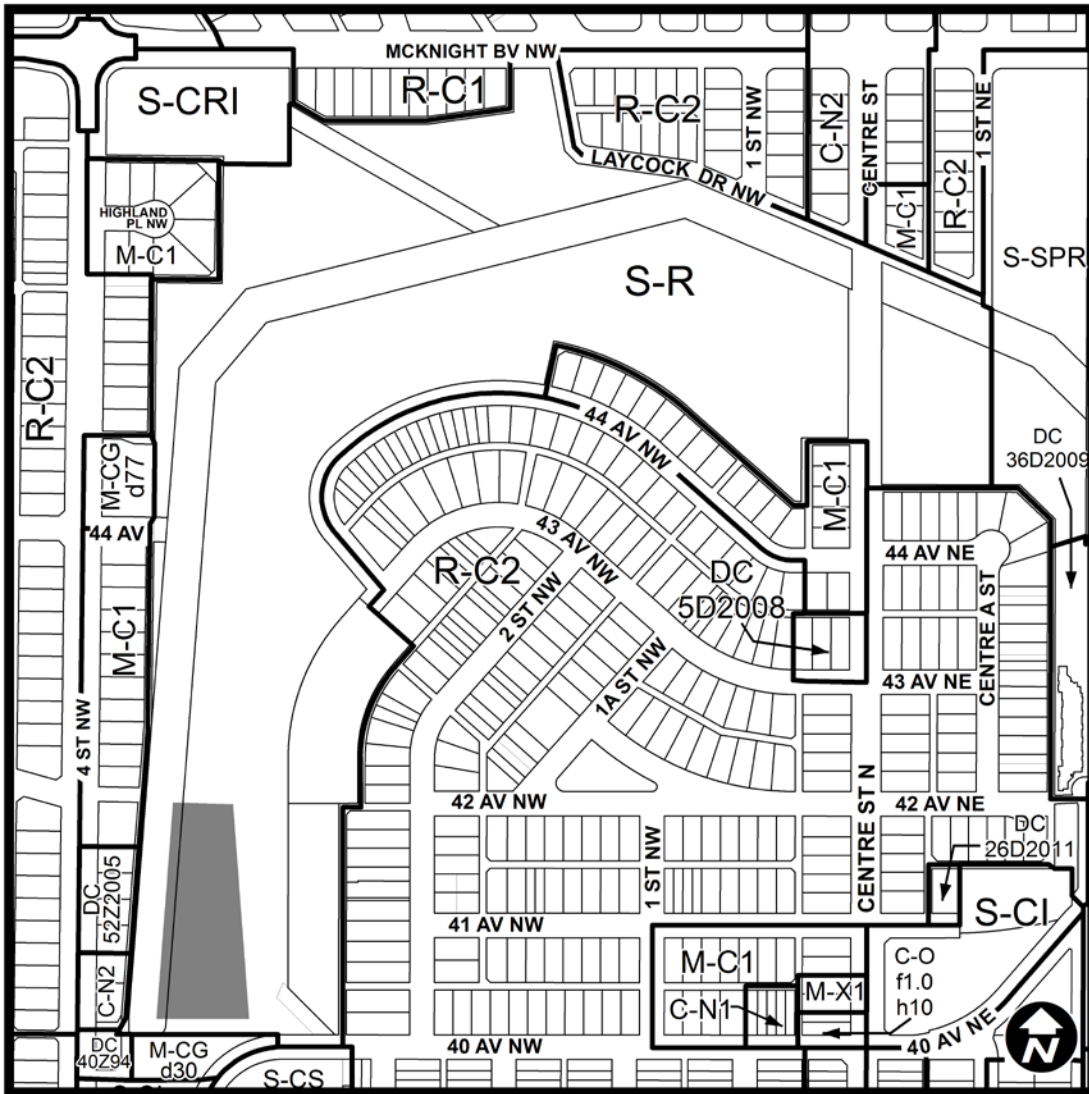
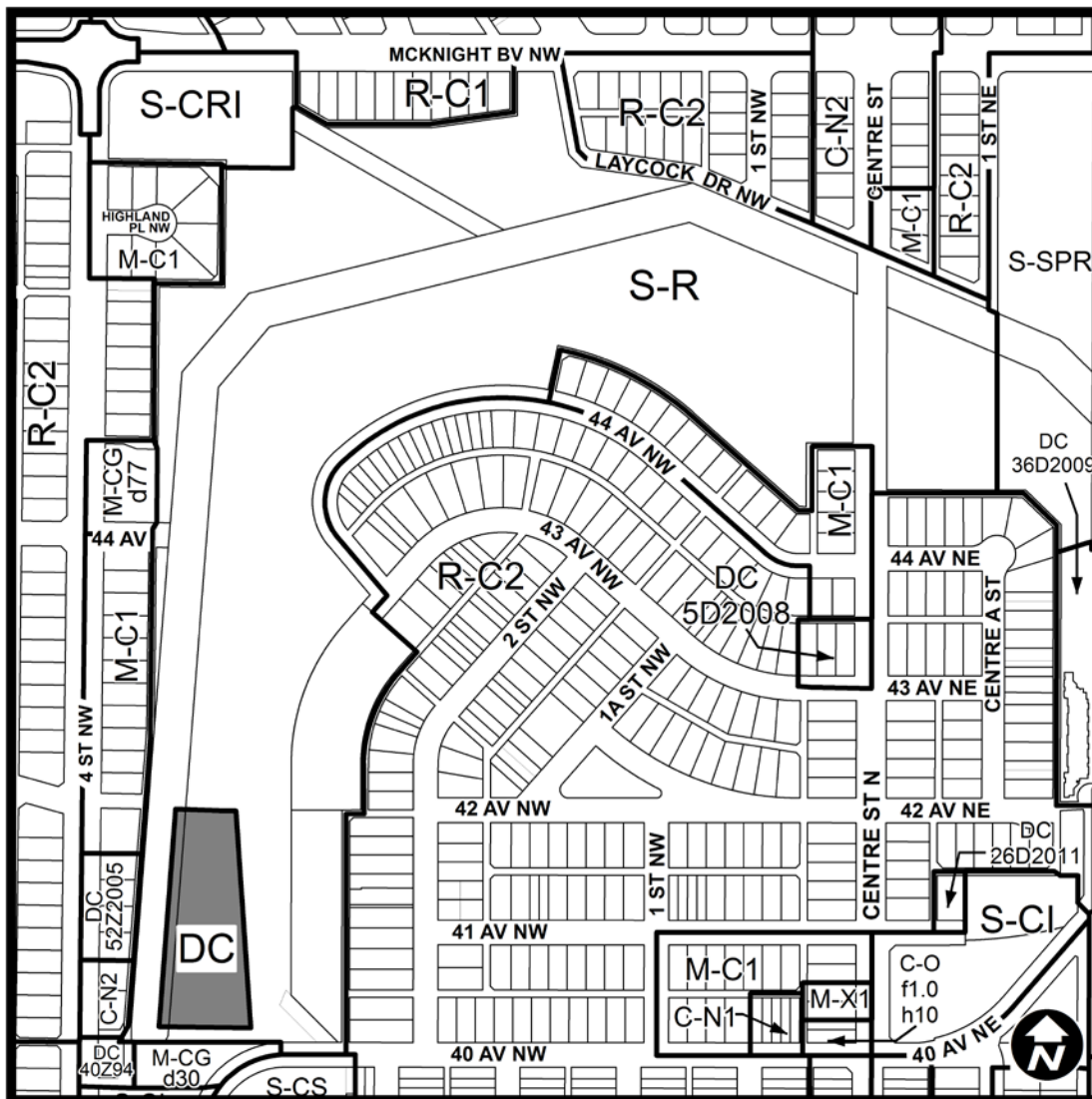




SCHEDULE A



**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

### Purpose

- 1 This Direct Control is intended to:
  - (a) prescribe a **building** form that is **street** oriented **development**;
  - (b) allow for a limited range of support commercial **uses**; 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 Multi-Residential – High Density Medium Rise (M-H2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

### Discretionary Uses

- 5 The **discretionary uses** of the Multi-Residential – High Density Medium Rise (M-H2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:
  - (a) **Accessory Food Service**;
  - (b) **Artist's Studio**;
  - (c) **Instructional Facility**;
  - (d) **Pet Care Service**; and
  - (e) **Social Organization**.

### Bylaw 1P2007 Rules

- 6 Unless otherwise specified, the rules of the Multi-Residential – High Density Medium Rise (M-H2) District of Bylaw 1P2007 apply in this Direct Control District.

### Density

- 7 (1) The minimum **density** for **parcels** is 90.0 **units** per hectare.  
  
(2) There is no maximum **density**.

### Setback Area

- 8 The depth of all **setback areas** must be equal to the minimum **building setback** required in section 9.

### Building Setbacks

- 9 (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **property line** shared with a **street** is 3.0 metres.
- (2) The minimum **building setback** from a **property line** shared with a **street** for a **street-oriented multi-residential building** is zero metres.
- (3) The maximum **building setback** from a **property line** shared with a **street** is 4.5 metres.
- (4) The minimum **building setback** from a **property line** shared with another **parcel** is 3.0 metres.

### Building Height

- 10 (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 40.0 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) 40.0 metres measured from **grade** at a distance greater than 3.0 metres of that shared **property line**.

### Building Design

- 11 (1) **Multi-Residential Development** must be provided in a **street-oriented multi-residential building**.
- (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**.

### Relaxation

- 12 The **Development Authority** may relax the rules contained in sections 8, 9, and 10 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.