

PROPOSED DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to accommodate development that is characterized by:
 - (a) land uses that support the primary transit network;
 - (b) a comprehensively designed multi-residential development;
 - (c) building setbacks and building heights that complement the design of the development and provide appropriate transitions; and
 - (d) development that responds to significant grade transitions.

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.

SITE 1 (1.11 ha ±)

Application

- 4 The provisions in Sections 5-11 apply only to Site 1.

Permitted Uses

- 5 The ***permitted uses*** of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District with the addition of:
 - (a) **Temporary Residential Sales Centre.**

Discretionary Uses

- 6 The ***discretionary uses*** of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District:
 - (a) with the exclusion of:
 - (i) **Temporary Residential Sales Centre.**
 - (b) with the addition of:
 - (i) **Parking Lot – Grade (temporary).**

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 apply in the Direct Control District.

Maximum Floor Area Ratio

8 The maximum **floor area ratio** is 4.0.

Density

- 9 (1) The minimum **density** is 150 **units** per hectare.
(2) The maximum **density** is 350 **units** per hectare.

Building Setback

- 10 (1) Unless otherwise referenced in subsection (2) and (3), the minimum **building setback** from a **property line** shared with a **street** is 3.0 metres.
- (2) Unless otherwise referenced in subsection (3), the minimum **building setback** from a **property line** shared with 25 Street SW or 30 Avenue SW is 6.0 metres.
- (3) The minimum **building setback** from a **property line** shared with a **street**, 25 Street SW or 30 Avenue SW for a **street-oriented multi-residential building** is zero metres.
- (4) The minimum **building setback** from a **property line** shared with another **parcel** is zero metres.

Building Height

- 11 (1) Unless otherwise referenced in subsections (2), (3), (4), (5) and (6) the maximum **building height** is 25.0 metres.
- (2) The maximum **building height** referenced in subsection (1) is reduced to 12.0 metres measured from **grade** within 6.0 metres from a **property line** shared with 25 Street SW or 30 Avenue SW.
- (3) The maximum **building height** referenced in subsection (1) is reduced to 19.0 metres measured from **grade** within 15.0 metres from a **property line** shared with 25 Street SW.
- (4) The maximum **building height** referenced in subsection (1) is reduced to 21.0 metres measured from **grade** within 50.0 metres from a **property line** shared with 25 Street SW.
- (5) The maximum **building height** referenced in subsection (1) is reduced to 15.0 metres measured from **grade** within 20.0 metres from a **property line** shared with 30 Avenue SW.
- (6) The maximum **building height** referenced in subsection (1) is reduced to 17.0

metres measured from **grade** within the area that is both 15.0 metres from a **property line** shared with 25 Street SW and 40.0 metres from a **property line** shared with 30 Avenue SW.

SITE 2 (0.98 ha ±)

Application

12 The provisions in Sections 13-19 apply only to Site 2.

Permitted Uses

13 The **permitted uses** of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the addition of:

- (a) **Temporary Residential Sales Centre.**

Discretionary Uses

14 The **discretionary uses** of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the exclusion of:

- (a) **Temporary Residential Sales Centre.**

Bylaw 1P2007 District Rules

15 Unless otherwise specified, the rules of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 apply in the Direct Control District.

Maximum Floor Area Ratio

16 The maximum **floor area ratio** is 4.0.

Density

- 17** (1) The minimum **density** is 150 **units** per hectare.
- (2) The maximum **density** is 350 **units** per hectare.

Building Setback

- 18** (1) Unless otherwise referenced in subsections (2) and (3) the minimum **building setback** from a **property line** shared with a **street** is 3.0 metres.
- (2) Unless otherwise referenced in subsection (3) the minimum **building setback** from a **property line** shared with 25 Street SW is 6.0 metres.
- (3) The minimum **building setback** from a **property line** shared with a **street**, 25 Street SW or Richmond Road SW for a **street-oriented multi-residential building** is zero metres.
- (4) The minimum **building setback** from a **property line** shared with another parcel is zero metres.

Building Height

- 19** (1) Unless otherwise referenced in subsections (2), (3), (4) and (5) the maximum **building height** is 25.0 metres.
- (2) The maximum **building height** referenced in subsection (1) is reduced to 12.0 metres measured from **grade** within 6.0 metres from a **property line** shared with 25 Street SW.
- (3) The maximum **building height** referenced in subsection (1) is reduced to 17.0 metres measured from **grade** within 15.0 metres from a **property line** shared with 25 Street SW.
- (4) The maximum **building height** referenced in subsection (1) is reduced to 19.0 metres measured from **grade** within 50.0 metres from a **property line** shared with 25 Street SW.
- (5) The maximum **building height** referenced in subsection (1) is reduced to 18.5 metres measured from **grade** within 15.0 metres from a **property line** shared with Richmond Road SW.

SITE 3 (0.41 ha ±)

Application

- 20** The provisions in Sections 21-27 apply only to Site 3.

Permitted Uses

- 21** The **permitted uses** of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the addition of:
- (a) **Temporary Residential Sales Centre.**

Discretionary Uses

- 22** The **discretionary uses** of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the exclusion of:
- (a) **Temporary Residential Sales Centre.**

Bylaw 1P2007 District Rules

- 23** Unless otherwise specified, the rules of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 apply in the Direct Control District.

Maximum Floor Area Ratio

- 24** The maximum **floor area ratio** is 4.0.

Density

25 (1) The minimum **density** is 150 **units** per hectare.

(2) The maximum **density** is 400 **units** per hectare.

Building Setback

26 (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **property line** is zero metres.

(2) The minimum **building setback** from a **property line** shared with “New Street” is 3.0 metres.

Building Height

27 (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 25.0 metres.

(2) The maximum **building height** referenced in subsection (1) is reduced to 21.0 metres measured from **grade** within 15.0 metres from a **property line** shared with 30 Avenue SW.

SITE 4 (0.90 ha ±)

Application

28 The provisions in Sections 29-29 apply only to Site 4.

Permitted Uses

29 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 with the addition of:

- (a) **Parking Lot – Grade** and
- (b) **Temporary Residential Sales Centre.**

Discretionary Uses

30 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 exclusion of:

- (a) **Temporary Residential Sales Centre.**

Bylaw 1P2007 District Rules

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

Maximum Floor Area Ratio

32 The maximum **floor area ratio** is 5.0.

Density

- 33 (1) The minimum **density** is 150 **units** per hectare.
- (2) The maximum **density** is 700 **units** per hectare.

Building Setback

- 34 (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 “New Street” is 3.0 metres.
- (3) The minimum **building setback** from a **property line** shared with Crowchild Trail SW or another parcel is zero metres.

Building Height

- 35 (1) Unless otherwise referenced in subsection (2) and (3), the maximum **building height** is 50.0 metres.
- (2) The maximum **building height** referenced in subsection (1) is reduced to 6.0 metres measured from **grade** within 6.0 metres from a **property line** shared with Crowchild Trail SW.
- (3) The maximum **building height** referenced in subsection (1) is reduced to 18.5 metres measured from **grade** within 15.0 metres from a **property line** shared with Richmond Road SW.

Floor Plate Restrictions

- 36 Each floor of a **building** located partially or wholly above 25.0 metres from **grade** has a maximum **floor plate area** of 800.0 square metres.

Building Separation

- 37 The façade of a **building** located above 25.0 metres from **grade** must provide a minimum horizontal separation of 20.0 metres from the façade of any other **building**.

Location of Loading Stalls

- 38 Up to 1.0 **loading stall** of the minimum required **loading stalls** for each **building** may be located on “new street” or “new street” where permanent signage identifies the **loading stalls** for the approved purpose.

Relaxations

- 39 The **Development Authority** may relax the rules contained in Sections 7, 15, 23 and 31 in this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.