

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 (1.04 ha ±)

Application

- 4 The provisions in Sections 5-12 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.**

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 120 **units** per hectare.

(2) The maximum **density** is 350 **units** per hectare.

Building Setback

10 (1) Unless otherwise referenced in subsection (2), (3) and (4), the minimum **building setback** from a **property line** shared with a **street** is 3.0 metres.

(2) Unless otherwise referenced in subsection (4), the minimum **building setback** from a **property line** shared with 25 Street SW or 30 Avenue SW is 6.0 metres.

(3) Unless otherwise referenced in subsection (4), the minimum **building setback** from a **property line** shared with a **street** for a **street-oriented multi-residential building** is zero metres.

(4) The minimum **building setback** from a **property line** shared with 25 Street SW or 30 Avenue SW for a **street-oriented multi-residential building** is 3.0 metres.

(5) The minimum **building setback** from a **property line** shared with another **parcel** is zero metres.

Projections Into Setback Areas

11 (1) **Landings**, wheelchair ramps and stairs may project without limits into any **setback area**.

(2) **Patios, decks and balconies** may project a maximum of 1.5 metres into any **setback area**.

Building Height

12 (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 (1.11 ha ±)

Application

- 13 The provisions in Sections 14-21 apply only to Site 2.

Permitted Uses

- 14 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

- 15 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

- 16 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

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

Density

- 18 (1) The minimum **density** is 120 **units** per hectare.
- (2) The maximum **density** is 350 **units** per hectare.

Building Setback

- 19 (1) Unless otherwise referenced in subsections (2), (3) and (4) the minimum **building setback** from a **property line** shared with a **street** is 3.0 metres.
- (2) Unless otherwise referenced in subsection (4) the minimum **building setback** from a **property line** shared with 25 Street SW is 6.0 metres.

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

Projections Into Setback Areas

- 20 (1) **Landings**, wheelchair ramps and stairs may project without limits into any **setback area**.
- (2) **Patios, decks and balconies** may project a maximum of 1.5 metres into any **setback area**.

Building Height

- 21 (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 (0.39 ha ±)

Application

- 22 The provisions in Sections 23-30 apply only to Site 3.

Permitted Uses

- 23 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

24 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

25 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

26 The maximum *floor area ratio* is 4.0.

Density

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

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

Building Setback

28 (1) Unless otherwise referenced in subsections (2), (3), (4) and (5) 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 Crowchild Trail SW is zero metres.

- (3) Unless otherwise referenced in subsection (5), the minimum *building setback* from a *property line* shared with a *street* for a *street-oriented multi-residential building* is zero metres.

- (4) Unless otherwise referenced in subsection (5) the minimum *building setback* from a *property line* shared with 30 Avenue SW is 6.0 metres.

- (5) The minimum *building setback* from a *property line* shared with 30 Avenue SW for a *street-oriented multi-residential building* is 3.0 metres.

- (6) The minimum *building setback* from a *property line* shared with another parcel is zero metres.

Projections Into Setback Areas

29 (1) *Landings*, wheelchair ramps and stairs may project without limits into any *setback area*.

- (2) **Patios, decks and balconies** may project a maximum of 1.5 metres into any **setback area**.

Building Height

- 30 (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 (0.86 ha ±)

Application

- 31 The provisions in Sections 32-43 apply only to Site 4.

Permitted Uses

- 32 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) **Storage Yard** and
- (b) **Temporary Residential Sales Centre**.

Discretionary Uses

- 33 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

- 34 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

- 35 The maximum **floor area ratio** is 5.0.

Density

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

Building Setback

- 37 (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 Crowchild Trail SW is zero metres.
- (3) The minimum **building setback** from a **property line** shared with Crowchild Trail SW for portions of a building containing residential **units** is 6.0 metres.
- (4) The minimum **building setback** from a **property line** shared with another parcel is zero metres.

Projections Into Setback Areas

- 38 (1) **Landings**, wheelchair ramps and stairs may project without limits into any **setback area**.
- (2) **Patios, decks and balconies** may project a maximum of 1.5 metres into any **setback area**.

Building Height

- 39 (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

- 40 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

- 41 The façade of a **building** located above 25.0 metres from **grade** must provide a minimum horizontal separation of 24.0 metres from the façade of any other **building** that is also located above 25.0 metres from **grade**.

Use Rules

- 42 **Storage Yard** may only be approved incidental to the erection or alteration of a **building**, located on a **parcel** within Site 1, Site 2, Site 3 or Site 4 of this Direct Control District, for which a permit has been granted under the Building Permit Bylaw.

Location of Loading Stalls

- 43 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

- 44** The *Development Authority* may relax the rules contained in Sections 7, 16, 25 and 34 in this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.