SCHEDULE "A"

DIRECT CONTROL ZONE (DC)

1. Purpose

1.1. To accommodate the retention of existing residential structures, commercial conversions, and compatible new development.

2. Area of Application

2.1. This Zone applies to the area generally located between 103 Avenue NW and Jasper Avenue NW from 123 Street NW to 121 Street NW, and east of 121 Street NW, north of 102 Avenue NW as shown in Schedule "A" of the Bylaw adopting this Zone, Wîhkwêntôwin (Oliver).

3. Uses

Residential Uses

3.1. Home Based Business

3.2. Residential, limited to:

- 3.2.1. Duplex Housing
- 3.2.2. Row Housing
- 3.2.3. Secondary Suite
- 3.2.4. Semi-detached Housing
- 3.2.5. Single Detached Housing
- 3.2.6. Supportive Housing

Commercial Uses

3.3. Centre City Temporary Parking

3.4. Custom Manufacturing

3.5. Food and Drink Service

3.6. Health Service

3.7. Indoor Sales and Service

3.8. Office

Community Uses

3.9. Child Care Service

3.10. Community Service

3.11. School

Basic Service Uses

3.12. Essential Utility

3.13. Minor Utility

Sign Uses

3.14. Fascia Sign

3.15. Freestanding Sign

3.16. Portable Sign

4. Additional Regulations for Specific Uses

4.1. Child Care Service, Custom Manufacturing, Food and Drink Service, Health Service, Indoor Sales and Service, School, and Office uses are only allowed if located in a converted residential structure, and are not allowed within new development.

4.2. The Development Planner will use the following guidelines when reviewing an application to convert Single Detached Housing to a commercial use:

4.2.1. The maximum number of staff is 5 per individual establishment;

4.2.2. The maximum number of seats for Food and Drink Services is 70 per individual establishment;

4.2.3. The building must maintain the appearance of Single Detached Housing.

4.3. The minimum Setback requirements do not apply to the conversion of Single Detached Housing, except for additions.

4.4. Child Care Services must comply with Section 6.40.

4.5. Home Based Businesses must comply with Section 6.60.

4.6. Centre City Temporary Parking must comply with Section 6.120 of the Zoning Bylaw.

4.7. Signs must comply with Section 6.90 of the Zoning Bylaw, including Subsection 4 of Section 6.90, except that Signs are limited to On-premises Advertising.

5. Site and Building Design

5.1. The maximum site area is 2,787 m^2.

5.2. The maximum Height is 10.0 m.

5.3. The maximum Floor Area Ratio is 1.0.

5.4. The maximum Density is 42 Dwellings/hectare.

5.5. The minimum Front Setback is the average of the Front Setbacks on adjacent Sites. Where an adjacent Site is vacant, the Front Setback is deemed to be 6.0 m for the purpose of calculating the Front Setback.

5.5.1. At the discretion of the Development Planner, a porch, veranda, or portion of the building without a principal building above may extend into the minimum Front Setback by a maximum of 2.0 m.

5.6. The minimum Interior Side Setback is 1.0 m.

5.7. The minimum Flanking Side Setback is 3.0 m, except:

5.7.1. The minimum Flanking Side Setback is 4.5 m on a Corner Site where the building fronts the Flanking Street.

5.8. The minimum Rear Setback is 7.5 m.

6. Design Regulations

6.1. New development must ensure that elements common to the residential architecture of the area are emphasized through the inclusion of features such as:

6.1.1. Porches and verandas;

6.1.2. Brick, clapboard, or stucco as prominent exterior finishes;

6.1.3. Gambrel, pyramidal, gable, or hip roofs; or

6.1.4. Dormers and bay windows.

7. Parking, Loading, Storage and Access Regulations

7.1. Vehicular access must be from an Alley where a Site Abuts an Alley.