SCHEDULE "B"

DIRECT CONTROL ZONE (DC)

1. Purpose

1.1. To accommodate high-rise development with a mix of uses, with regulations to ensure the development is pedestrian oriented and compatible in function and urban design with the surrounding development. The Zone also provides the opportunity for the inclusion of Residential Uses above the ground floor level.

2. Area of Application

2.1. This Zone applies to Lots centred on Jasper Avenue NW between 110 Street NW and 121 Street NW, as shown on Schedule "A" of the Charter Bylaw adopting this Zone, Wîhkwêntôwin (Oliver).

3. Uses

Residential Uses

3.1. Home Based Business

3.2. Residential, limited to:

3.2.1. Lodging House

3.2.2. Multi-unit Housing

3.2.3. Supportive Housing

Commercial Uses

3.3. Bar

3.4. Cannabis Retail Store

3.5. Centre City Temporary Parking

3.6. Food and Drink Service

3.7. Health Service

3.8. Hotel

3.9. Indoor Sales and Service

3.10. Liquor Store

3.11. Major Indoor Entertainment

3.12. Minor Indoor Entertainment

3.13. Office

3.14. Parking Facility

Community Uses

3.15. Child Care Service

3.16. Community Service

3.17. Library

3.18. Park

Basic Service Use

3.19. Essential Utility

3.20. Emergency Service

Sign Uses

3.21. Fascia Sign

3.22. Freestanding Sign

3.23. Projecting Sign

4. Additional Regulations for Specific Uses

4.1. Residential Uses are not allowed on the Ground Floor.

4.2. Each Bar, Food and Drink Service, and Major Indoor Entertainment Use is limited to 240 m^2 of Public Space.

4.3. Cannabis Retail Stores must comply with Section 6.30 of the Zoning Bylaw.

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

4.5. Child Care Services must comply with Section 6.40.

4.6. Home Based Businesses must comply with Section 6.60 of the Zoning Bylaw.

4.7. Liquor Stores must comply with Section 6.70 of the Zoning Bylaw.

4.8. Lodging Houses and Supportive Housing must comply with Section 6.80 of the Zoning Bylaw.

4.9. Signs must comply with Section 6.90 of the Zoning Bylaw, including Subsection 5 of Section 6.90

5. Site and Building Regulations

5.1. The maximum Height is 36.6 m.

5.2. The maximum Floor Area Ratio is 6.0, except where developed as a Commercial Use, the maximum Floor Area Ratio is 3.0.

5.3. The maximum Density is 400 Dwellings/ha, except where development includes rooftop landscaped Amenity Area in excess of the Amenity Area requirements of the Zoning Bylaw, the maximum Density is increased to 450 Dwelling/ha.

5.4. The minimum Front Setback for Residential Uses is 6.0.m.

5.5. The minimum Flanking Side Setback is 2.0 m.

5.6. The minimum Rear Setback for Non-Residential Uses is 7.5 m, except that this may be reduced to 2.0 m provided adequate access is provided for service vehicles and parking.

5.7. The minimum Rear Setback for Residential Uses is 7.5 m.

6. Design Regulations

6.1. The maximum Frontage of individual commercial Uses is 16.1 m.

6.2. Where a Parking Area is located at the rear of a development, edge treatment design elements, such as wrought iron fencing must be provided to the satisfaction of the Development Planner in accordance with CPTED (Crime Prevention Through Environmental Design) principles.

6.3. Architectural treatment of new developments and/or renovations must be designed to enhance the pedestrian character of Jasper Avenue NW by utilising the following features:

6.3.1. awnings and canopies over windows and doors;

6.3.2. a minimum window area of 50% of the front Facade (using clear, untinted glass);

6.3.3. entrance oriented towards Jasper Avenue NW; and

6.3.4. patio seating areas.

7. Development Regulations for Parking, Loading, Storage and Access

7.1. Parking Areas or Parkades must be located to the rear of the development and vehicle access must be from an Alley where a Site Abuts an Alley.