

**(DC1) DIRECT DEVELOPMENT CONTROL PROVISION
(HQ) HERITAGE QUARTER**

1. General Purpose

The purpose of this Provision is to preserve and integrate a concentration of Provincially and Municipally designated Historic Resources with new development. This Quarter shall include mixed use development with active commercial or residential frontages that is tourist and pedestrian friendly and compatible in scale, function, built form and design with the historical and architectural character of the area, in accordance with Section 860 of the Zoning Bylaw, The Quarters Downtown Area Redevelopment Plan, and The Quarters Downtown Urban Design Plan.

2. Area of Application

This Provision shall apply to the lands as shown on Appendix I.

3. Uses

- a. Apartment Hotels
- b. Apartment Housing
- c. Auctioneering Establishments
- d. Bars and Neighbourhood Pubs
- e. Breweries, Wineries and Distilleries
- f. Business Support Services
- ~~f.g.~~ **Cannabis Retail Sales**
- ~~g.h.~~ Child Care Services
- ~~h.i.~~ Commercial Schools
- ~~i.j.~~ Convenience Retail Stores
- ~~j.k.~~ General Retail Stores
- ~~k.l.~~ Government Services
- ~~l.m.~~ Group Home
- ~~m.n.~~ Health Services
- ~~n.o.~~ Hotels
- ~~o.p.~~ Lodging Houses
- ~~p.q.~~ Minor Alcohol Sales
- ~~q.r.~~ Minor Amusement Establishment
- ~~r.s.~~ Minor Home Based Business
- ~~s.t.~~ Personal Service Shops
- ~~t.u.~~ Private Clubs
- ~~u.v.~~ Professional, Financial and Office Support Services
- ~~v.w.~~ Protective and Emergency Services
- ~~w.x.~~ Public Education Services

- ~~x-y.~~ Public Libraries and Cultural Exhibits
- ~~y-z.~~ Row housing
- ~~z-aa.~~ Secondhand Stores
- ~~aa-bb.~~ Stacked Row Housing
- ~~bb-cc.~~ Residential Sales Centres
- ~~cc-dd.~~ Restaurants
- ~~dd-ee.~~ Specialty Food Services
- ~~ee-ff.~~ Urban Gardens
- ~~ff-gg.~~ Urban Outdoor Farms
- ~~gg-hh.~~ Veterinary Services
- ~~hh-ii.~~ Fascia On-premises Signs
- ~~ii-jj.~~ Projecting On-premises Signs
- ~~jj-kk.~~ Temporary On-premises Signs

4. Development Regulations

Area 1

- a. The minimum building Height shall not be less than 11.0 m, nor 3 Storeys.
- b. The maximum building Height shall not exceed 23.0 m, nor 6 Storeys, subject to Section 860 of the Zoning Bylaw.
- c. The minimum Floor Area Ratio shall be 3.0, subject to Section 860 of the Zoning Bylaw.
- d. The maximum Floor Area Ratio shall be 4.5, subject to Section 860 of the Zoning Bylaw.

Area 2

- a. The minimum building Height shall not be less than 11.0 m, nor 3 Storeys.
- b. The maximum building Height shall not exceed 50.0 m, nor 15 Storeys, subject to Section 860 of the Zoning Bylaw and Section 810 of the Zoning Bylaw.
- c. The minimum Floor Area Ratio shall be 3.0, subject to Section 860 of the Zoning Bylaw.
- d. The maximum Floor Area Ratio shall be 6.0, subject to Section 860 of the Zoning Bylaw.

General Provisions

- a. Residential and Residential Related Uses shall be located above the ground floor.
- b. Residential and Live Work Units shall occupy no less than 33.3% of the Floor Area in new buildings.
- c. Bars and Neighbourhood Pubs shall not exceed a capacity of 150 Occupants or 180m² of Public Space.

- d. Minor Amusement Establishments shall only be permitted as an ~~a~~ Accessory Use to a Restaurant.
- e. Restaurants and Specialty Food Services shall not exceed a capacity of 200 Occupants or 240m² of Public Space
- f. Temporary On-premises Signs shall be limited to project advertising and residential sale purposes only. Trailer mounted Signs and/or Signs with changeable copy shall not be permitted.
- g. Notwithstanding the Incentive System provided for in Section 860 of the Zoning Bylaw, prior to the issuance of a Development Permit for any base level development, the Development Officer shall ensure a signed agreement exists between the City and the Owner providing the City the option to purchase 5% of the proposed number of residential dwellings at 85% of the market price, OR to address affordable housing contributions as prescribed by City Council policy C582.
- h. Parking shall be provided in accordance with Section 860 of the Zoning Bylaw.
- i. Signage shall be developed in accordance with Section 860 of the Zoning Bylaw.

5. Urban Design Regulations

- a. Site planning shall be in accordance with The Quarters Downtown Urban Design Plan.
- ~~b. Setbacks~~
- b. No building setbacks are required excepting that:
 - i. The minimum building Setback from an Abutting laneway in Area 2 shall be 1.5 m.
 - ii. A minimum 3.0 m Setback shall be required from the north-south mid-block pedestrian street.
- c. Additional building Setbacks may be required where the north-south mid-block pedestrian street intersects Jasper Avenue, or 101A and 102 Avenue NW to provide visual interest and enhance sightlines to the satisfaction of the Development Officer.
- d. Additional building Setbacks shall be provided to address sight lines at roadway intersections to the satisfaction of the Development Officer in consultation with Transportation Planning and Engineering.
- e. Additional building Setbacks shall be provided at the discretion of the Development Officer to ensure new development is Setback in manner consistent with existing heritage buildings.
- f. Where the ground floor of any development is designed for Residential Uses, the Development Officer may allow a Setback for the following purposes:
 - i. to allow for staircases to project from the building wall to the property line, and
 - ii. to contain a combination of hard and soft Landscaping.
- g. Where the ground floor of any development is designed for Commercial Uses, buildings shall be built to the front and side property lines. The Development Officer

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may allow a front Setback to accommodate street related activities such as sidewalk cafes, architectural features and Landscaping.

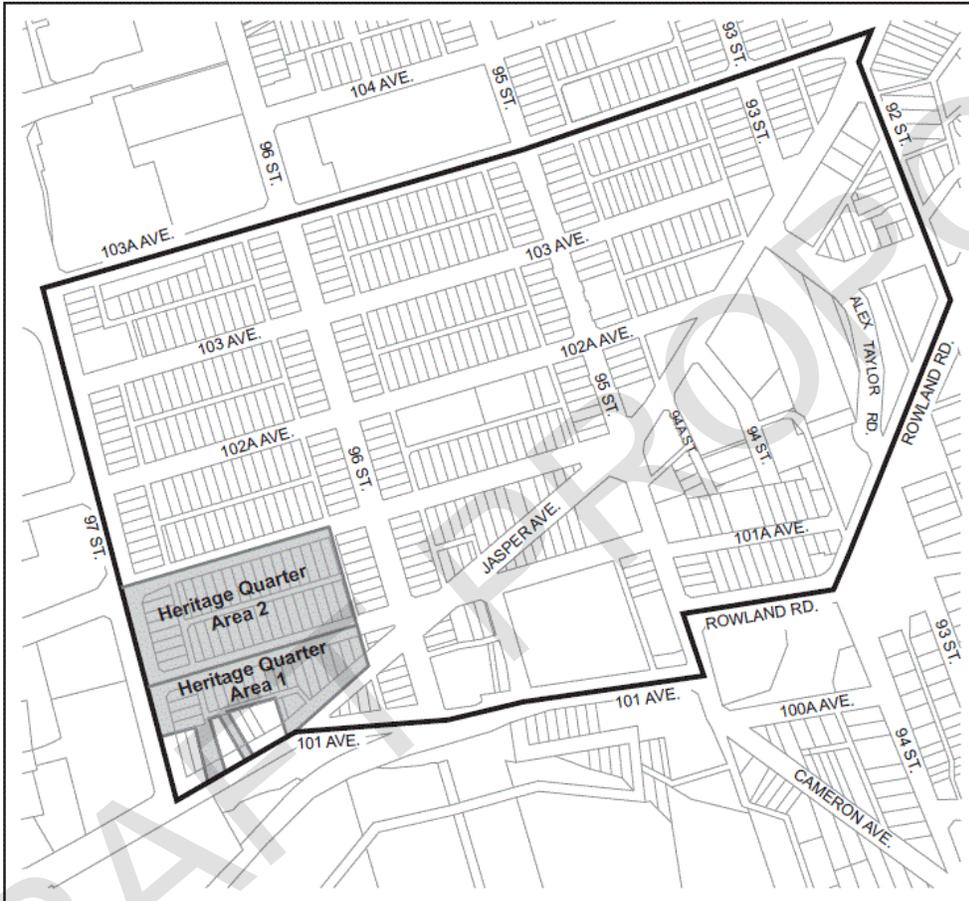
h. Building Stepbacks

In Area 1, no building Stepbacks are required.

- i. In Area 2, no building Stepbacks are required for building adjacent to Street right-of-ways or Lot lines internal to a block.
- ii. In Area 2, a minimum 3.0 m Stepback shall be required for buildings at approximately 21.0 m of building Height.
- iii. In Area 2, a minimum 3.0 m Stepback shall be required for buildings adjacent to the north-south, mid-block pedestrian street at approximately 7.0 m and 14.0 m of building Height.
Or
- iv. In Area 2, a minimum 6.0 m Stepback shall be required for buildings adjacent to any north-south, mid-block pedestrian street at approximately 11.0 m of building Height.
- v. At the discretion of the Development Officer, Stepbacks may be required for buildings adjacent to Street rights-of-way or Lot lines internal to a block, having regard for the character of the surrounding built form, the objectives of The Quarters Downtown Urban Design Plan and Crime Prevention Through Environmental Design principles.
- i. Parking Areas shall be developed in accordance with Section 860 of the Zoning Bylaw.
- j. Building Entrances shall be developed in accordance with Section 860 of the Zoning Bylaw.
- k. Weather Protection shall be provided in accordance with Section 860 of the Zoning Bylaw.
- l. Architectural control shall be in accordance with Section 860 of the Zoning Bylaw.

APPENDIX I

Heritage Quarter



DRAFT PROPOSAL