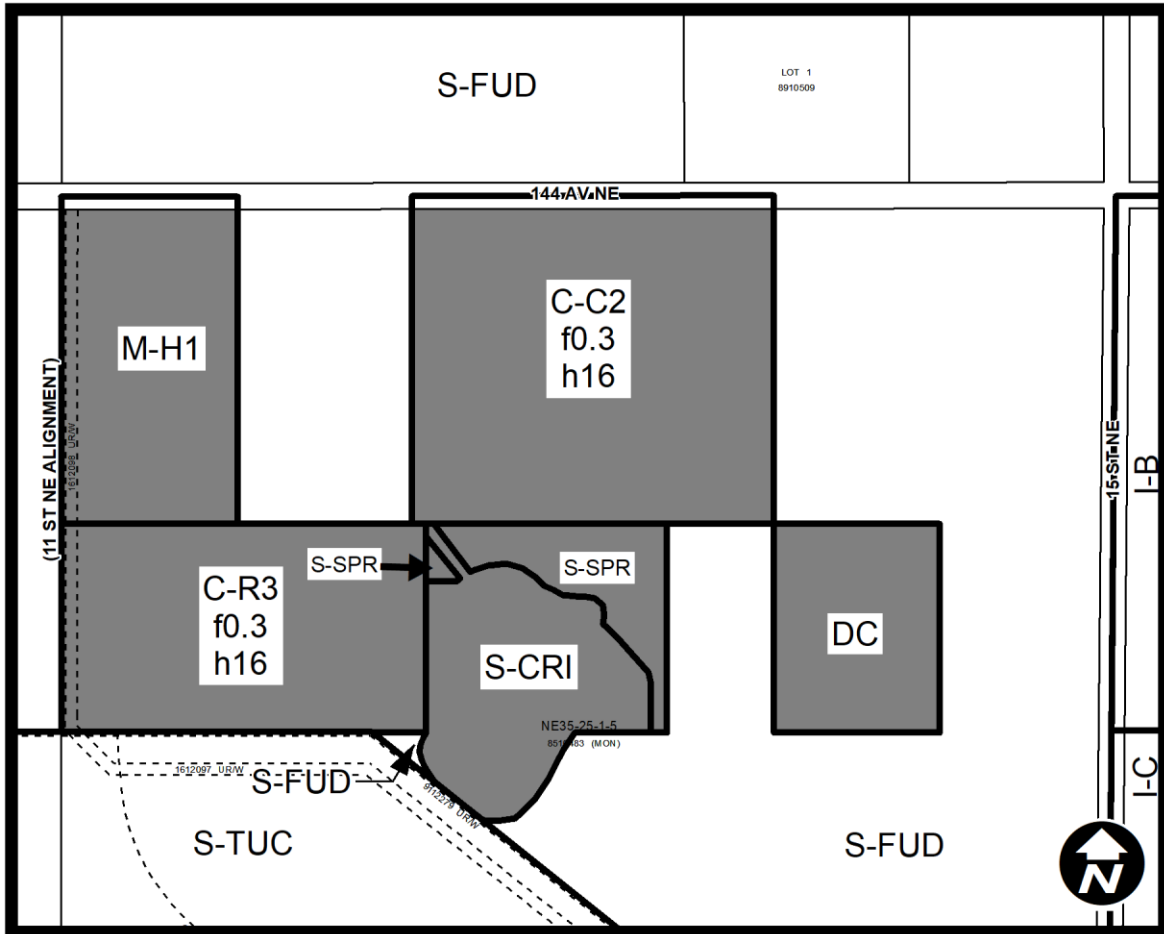


**Proposed DC Direct Control Guidelines (Commercial)**

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by amending that portion of the Land Use District Map shown as shaded on Schedule “A” to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule “A”.

**SCHEDULE A**



**DIRECT CONTROL DISTRICT**

**Purpose**

1 This Direct Control District Bylaw is intended to:

- (a) allow for retail and employment uses in accordance with the policies of the Keystone Hills Area Structure Plan;
- (b) enable active interface between buildings and the adjacent public park; and
- (c) introduce additional employment and service uses while excluding large auto sales and service uses that are considered inconsistent with the desired character of the site.

## Proposed DC Direct Control Guidelines (Commercial)

### Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Part 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District Bylaw.

### Reference to Bylaw 1P2007

- 3 Within this Direct Control District Bylaw, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

### Permitted Uses

- 4 The **permitted uses** of the Commercial-Community 1 (C-C1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District:

- (a) with the addition of:
- (i) **Outdoor Recreation Area.**

### Discretionary Uses

- 5 The **discretionary uses** of the Commercial-Community 1 (C-C1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District:

- (a) with the addition of:
- (i) **Community Entrance Feature;**
  - (ii) **Community Recreational Facility;**
  - (iii) **Drinking Establishment – Large;**
  - (iv) **Food Kiosk;**
  - (v) **Hotel;**
  - (vi) **Indoor Recreation Facility;**
  - (vii) **Restaurant: Food Service Only – Large; and**
  - (viii) **Restaurant: Licensed – Large.**
- (b) with the exclusion of:
- (i) **Auto Service – Minor; and**
  - (ii) **Vehicle Sales – Minor.**

### Rules

- 6 Unless otherwise specified, the rules of the Commercial-Community 1 (C-C1) District of Bylaw 1P2007 apply in this Direct Control District.

### Floor Area Ratio

- 7 The maximum **floor area ratio** is 0.3.

### Building Height

- 8 (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 12.0 metres.
- (2) The maximum **building height** for **Hotel** is 20.0 metres.

## Proposed DC Direct Control Guidelines (Commercial)

### Building Orientation

- 9 **Motor vehicle parking stalls, loading stalls** and motor vehicle access must not be located between **buildings** and **parcels** designated S-SPR.

### Use Area

- 10 (1) Unless otherwise referenced in subsections (2), (3) and (4) the maximum **use area** is 1400.0 square metres.
- (2) There is no maximum **use area** for a **Hotel**.
- (3) One **Retail and Consumer Service use** within this Direct Control District may have a maximum **use area** of 2800.0 square metres.
- (4) There is no maximum **use area** requirement for **uses** located above the ground floor of a **building**.

### Relaxations

- 11 The **Development Authority** may relax any of the rules contained in this Direct Control District Bylaw in accordance with sections 31 and 36 of Bylaw 1P2007.

TEXT FOR DISCUSSION ONLY