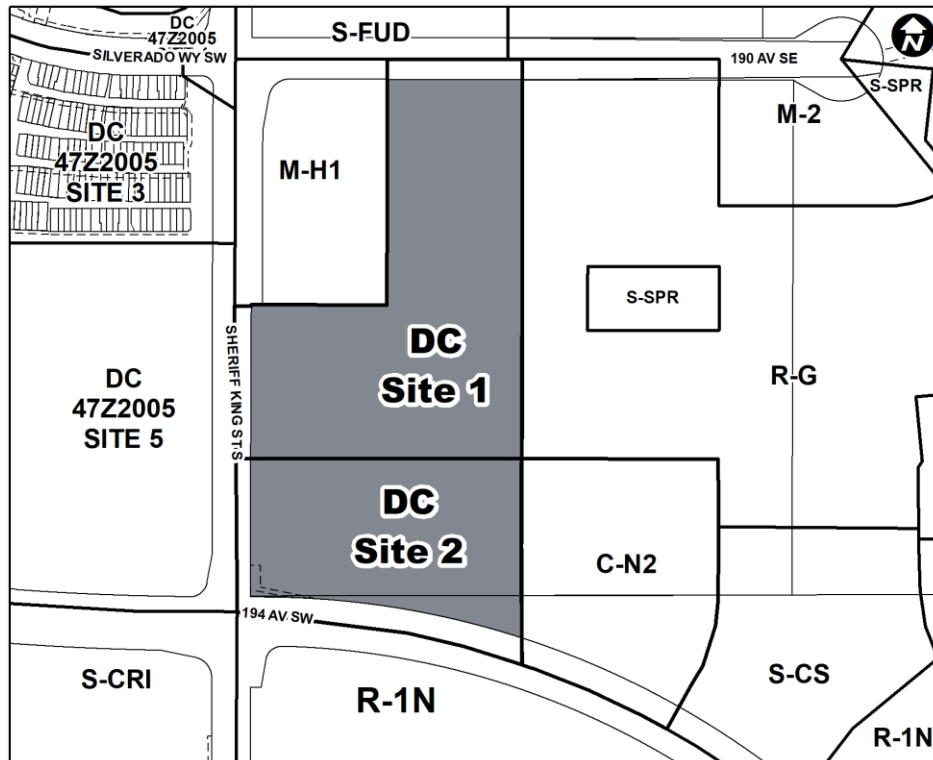


Proposed DC Direct Control Guidelines

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:
 - (a) provide for a mixed-use development;
 - (b) provide opportunities for commercial and multi-residential uses; and
 - (c) incorporate provisions for park space.

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 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.

Proposed DC Direct Control Guidelines

Additional Rules for Park

- 4 (1) A minimum of one **Park** must be located in this Direct Control District.
- (2) A **Park** must:
- (a) be accessible to the public at all times through either ownership by the **City**, or the registration of a public access easement;
 - (b) have a minimum combined park area of 5,790 square metres (0.579 hectares) with no dimension of less than 50.0 metres; and
 - (c) have at least one entire frontage **adjacent** to a public **street** that is not a **private condominium roadway**.
- (3) The **Development Authority** may require a development agreement as a condition of a **development permit** for a **Park**.

Site 1 (± 3.81 hectares, 9.42 acres)

Application

- 5 In this Direct Control District Bylaw the provisions in Sections 6 through 10 apply only to Site 1.

Permitted Uses

- 6 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.

Discretionary Uses

- 7 The **discretionary uses** of the Multi-Residential – High Density Low Rise (M-H1) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 8 Unless otherwise specified, the rules of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 9 The maximum **floor area ratio** is 2.5.

Building Height

- 10 The maximum **building height** is 26.0 metres

Site 2 (± 2.00 hectares, 4.94 acres)

Application

- 11 In this Direct Control District Bylaw the provisions in Sections 11 through 15 apply only to Site 2.

Permitted Uses

- 12 The **permitted uses** of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Proposed DC Direct Control Guidelines

Discretionary Uses

13 The ***discretionary uses*** of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District.

Bylaw 1P2007 District Rules

Unless otherwise specified, the rules of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

14 The maximum ***floor area ratio*** is 3.0.

Building Height

16 The maximum ***building height*** is 35.0 metres.

Relaxations

17 The ***Development Authority*** may relax the rules contained in subsection 4(2) of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

TEXT FOR DISCUSSION ONLY