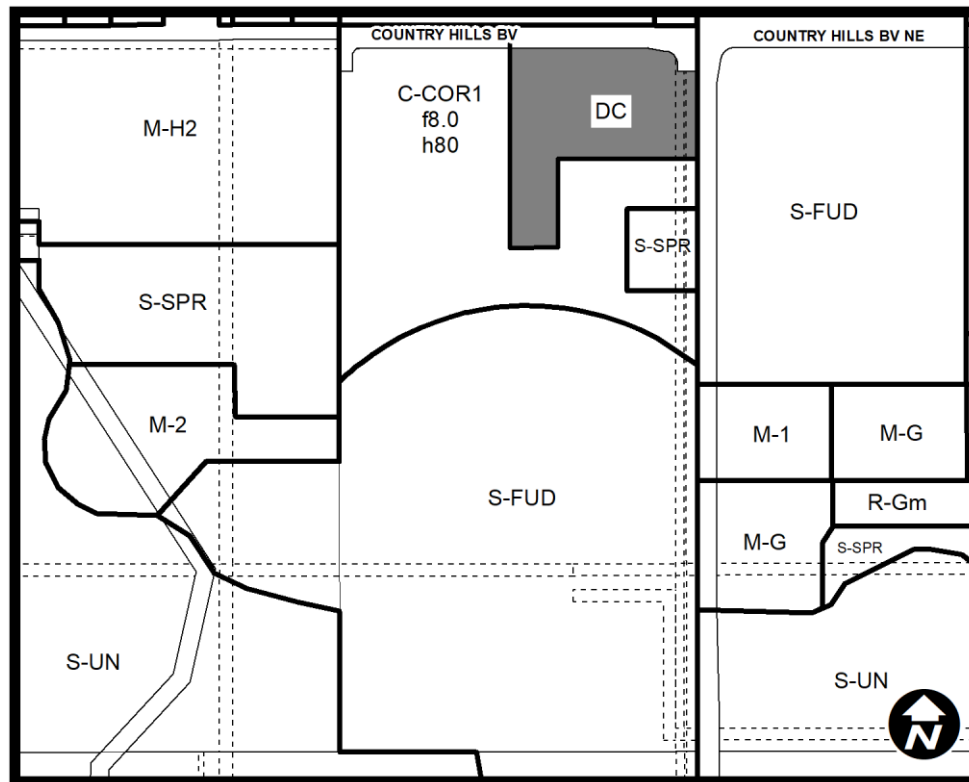


Proposed DC Direct Control District Guidelines

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 to:
 - (a) provide for mixed use development that allows for intensification over time with retail, residential, and office uses that promote an active pedestrian realm;
 - (b) accommodate multiple buildings and private access connections along the commercial street by reducing total building façade length requirements and outlining rules for commercial uses facing a street; and
 - (c) require a concept plan be submitted at the development permit stage to ensure the subject lands are designed and developed in a comprehensive manner.

Proposed DC Direct Control District Guidelines

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.

General Definitions

- 4 In this Direct Control District:

- (1) “**internal street**” means the section of Skyview Road NE between Country Hills Boulevard NE and Skyview Avenue NE.
- (2) “**comprehensive concept plan**” means drawings that include:
 - (a) the location of the proposed **development** within this Direct Control District and in relation to development on **adjacent parcels**;
 - (b) the location of **buildings** within this Direct Control District; indicating whether they are built, approved or conceptual at the time of **development permit** submission; and
 - (c) the location of proposed **streets**, plazas, pathways and walkways.

Bylaw 1P2007 District Rules

- 5 Unless otherwise specified, the rules of the Mixed Use – General (MU-1) District of Bylaw 1P2007 apply in this Direct Control District.

Permitted Uses

- 6 The **permitted uses** of the Mixed Use – General (MU-1) District of Bylaw 1P2007 are the **permitted uses** of this Direct Control District.

Discretionary Uses

- 7 The **discretionary uses** of the Mixed Use – General (MU-1) District of Bylaw 1P2007 are the **discretionary uses** of this Direct Control District.

Floor Area Ratio

- 8 The maximum **floor area ratio** is 3.0.

Building Height

- 9 The maximum **building height** is 30.0 metres.

Rules for Façades Facing a Street

- 10 (1) The length of the **building** façade that faces a **street** and the “**internal street**” must be a minimum of 50.0 per cent of the length of the **property line** it faces.
- (2) In calculating the length of the **building** façade, the depth of any required **rear setback area** or **side setback area** will not be included as part of the length of the **property line**.

Proposed DC Direct Control District Guidelines

- (3) Lobbies or entrances for upper floor **uses** must not occupy more than 20.0 percent of the at **grade** façade facing a **street** and the “**internal street**”.
- (4) For **laneless parcels**, portions of façades dedicated to underground parking and loading entrances must not be included as part of the at **grade** façade for the purposes of this rule.

Rules for Commercial Uses Facing a Street

- 11 (1) Unless otherwise referenced in subsection (2), the façade of a **building** located on the floor closest to **grade** and facing a **street** must provide windows with unobscured glass that:
- (a) occupy a minimum of 50.0 per cent of the façade between a height from **grade** of 0.6 metres and 2.4 metres; and
 - (b) where the entire area described in subsection (a) allows views of the indoor space.
- (2) Where the façade of a **building** contains a **Dwelling Unit**, that portion of the façade is not required to meet the requirements of subsection (1).

Rules for Commercial Uses Facing an Internal Street

- 12 (1) Unless otherwise referenced in subsection (2), the façade of a **building** located on the floor closest to **grade** and facing the “**internal street**” must provide windows with unobscured glass that:
- (a) occupy a minimum of 65.0 per cent of the façade between a height from **grade** of 0.6 metres and 2.4 metres; and
 - (b) where the entire area described in subsection (a) allows views of the indoor space.
- (2) Where the façade of a **building** contains a **Dwelling Unit**, that portion of the façade is not required to meet the requirements of subsection (1).

Rules for Comprehensive Concept Plan

- 13 A **comprehensive concept plan** must be submitted with each **development permit** for permanent structures.

Relaxations

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