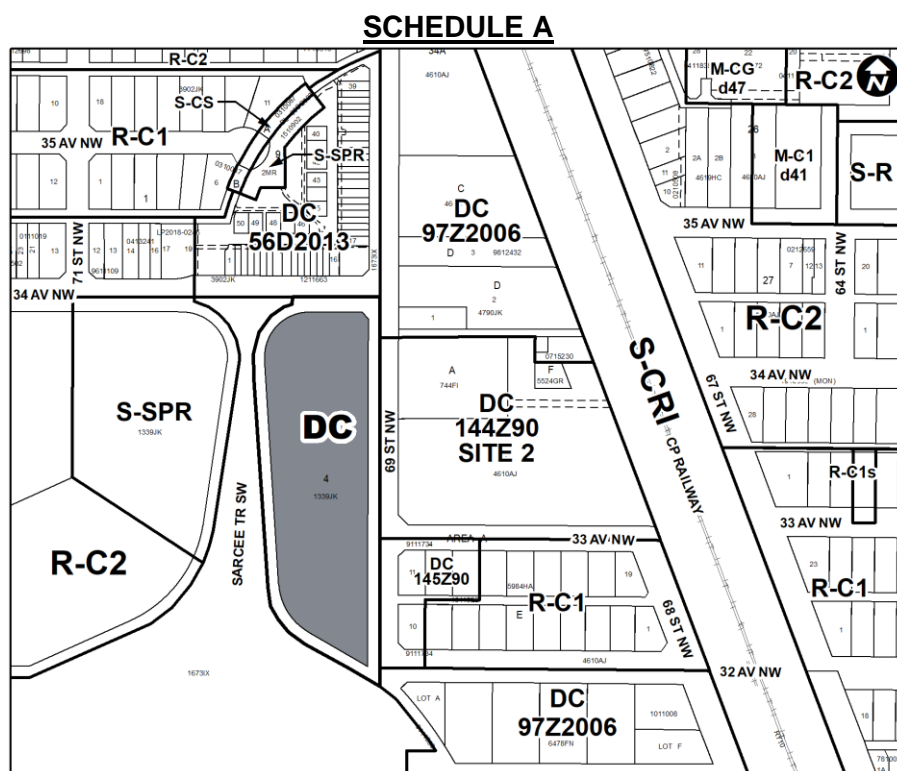


Proposed DC Direct Control District Guidelines (DC/West)

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".



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to:
 - (a) allow for development which may include commercial, residential and light industrial uses where appropriate;
 - (b) construct buildings that will address 69 Street NW frontage; and
 - (c) encourage opportunities for a mix of uses within a single building or stand alone commercial, residential or light industrial development that will enhance the walkability of the community.

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.

Proposed DC Direct Control District Guidelines (DC/West)

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

Discretionary Uses

- 5 The **discretionary uses** of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District, with addition of:

- (a) **Assisted Living;**
- (b) **General Industrial – Light;** and
- (c) **Residential Care.**

Bylaw 1P2007 District Rules

- 6 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

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

Building Height

- 8 The maximum **building height** is 25.0 metres.

Building Orientation

- 9 **Units** and individual **uses** located at **grade** with an exterior wall facing 69 Street NW must provide:
- (a) individual, separate, direct access to **grade**;
 - (b) an entrance that is visible from 69 Street NW; and
 - (c) sidewalks that provide direct exterior access to the **unit** or the **use**.

Use Area

- 10 (1) Unless otherwise referenced in subsections (2), (3), (4), (5), and (6), the maximum **use area** for any **uses** on the ground floor of **buildings** in this Direct Control District is 3,000.0 square metres.
- (2) There is no maximum **use area** requirement for **uses** located in the upper floors in this Direct Control District.
- (3) The maximum **use area** for a **Supermarket**, or a **Supermarket** combined with any other **use**, is 7,500.0 square metres.
- (4) The maximum **use area** for a **Catering Service – Minor**, or a **Catering Service – Minor** combined with any other **use**, is 300.0 square metres.

Proposed DC Direct Control District Guidelines (DC/West)

- (5) **Hotels** do not have a **use area** restriction.
- (6) The maximum **use area** for **General Industrial – Light** warehousing is 1,000.0 square metres.

Storage of Goods, Materials and Supplies for General Industrial – Light

- 11 (1) A **use** may have an outdoor area for the storage of goods, materials or supplies provided the storage area is:
- (a) not located in a **setback area**;
 - (b) not located between a **building** and a **street**; and
 - (c) within a **screened** enclosure or **screened** from view of a **street**.
- (2) Goods, materials and supplies stored outside of a **building** within 5.0 metres of a **property line** have a maximum height of 5.0 metres.
- (3) Goods, materials and supplies stored outside of a **building** more than 5.0 metres from a **property line** may have a maximum height of 12.0 metres.
- (4) The height of goods, materials and supplies is measured from **grade** and includes any pallets, supports or other things on which the goods, materials or supplies are stacked.

Location of Uses Within Buildings

- 12 (1) **Dwelling Units** and **Live Work Units** may be located on the ground floor of **buildings**.
- (2) “Commercial Uses” and **Live Work Units**:
- (a) may be located on the same floor as **Dwelling Units**; and
 - (b) must not share an internal hallway with **Dwelling Units**.
- (3) Where this section refers to “Commercial Uses”, it refers to the listed **uses** in sections 4 and 5 of this Direct Control District Bylaw, other than **Dwelling Units** and **Live Work Units**.

Setback Areas

- 13 There is no minimum requirement for **setback areas**.

Landscaping in Setback Areas

- 14 Any **area** between a **building** and a **property line** shared with a **street** must be a **hard surfaced landscaped area** or a **soft surfaced landscaped area**, or a combination of both.

Proposed DC Direct Control District Guidelines (DC/West)

Relaxation

- 15** The ***Development Authority*** may relax the 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