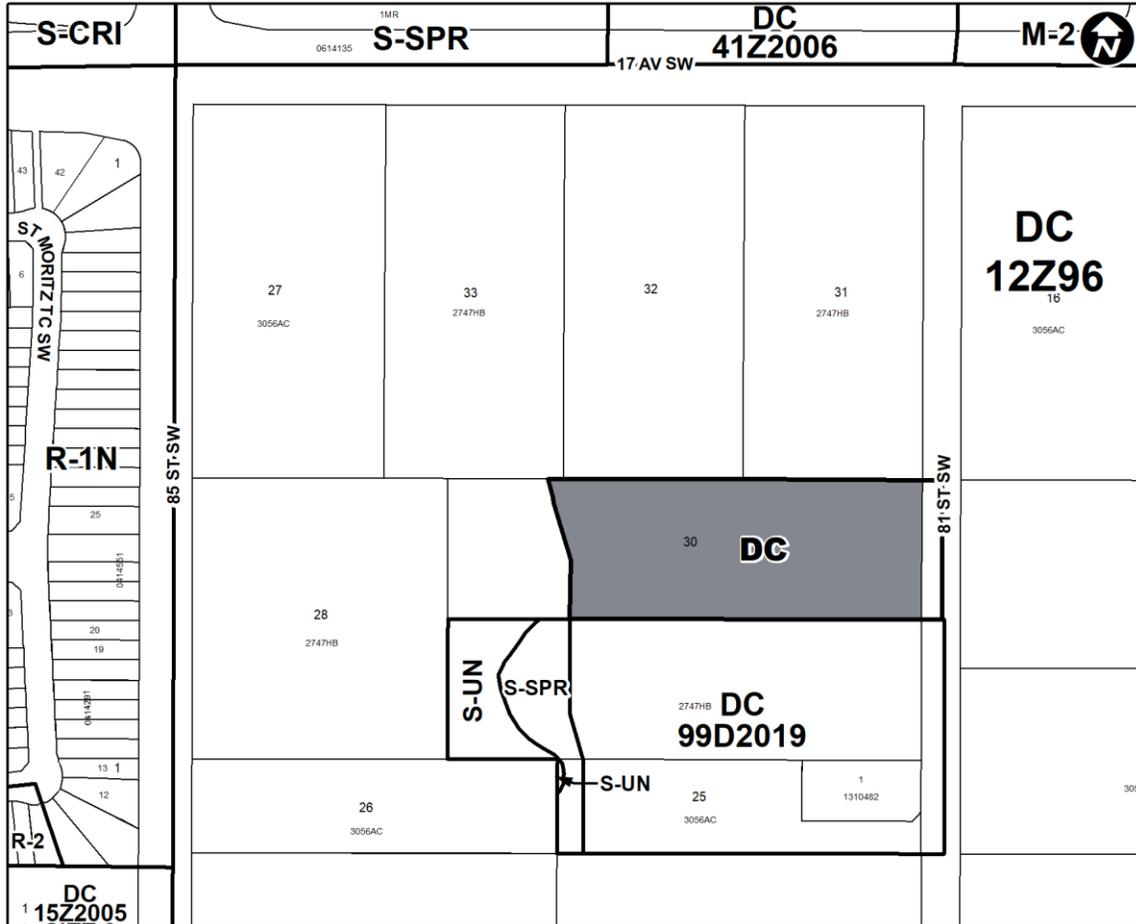


Proposed DC Direct Control District

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) accommodate medium density, mid-rise multi-residential development in accordance with the policies of the Springbank Hill Area Structure Plan;
- (b) accommodate additional height to accommodate buildings up to 6 storeys; and
- (c) provide a transition in density and built forms between mixed-use districts to the north and medium density residential districts to the south.

Proposed DC Direct Control District

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.

Permitted Uses

- 4 The **permitted uses** of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 apply in this Direct Control District.

Density

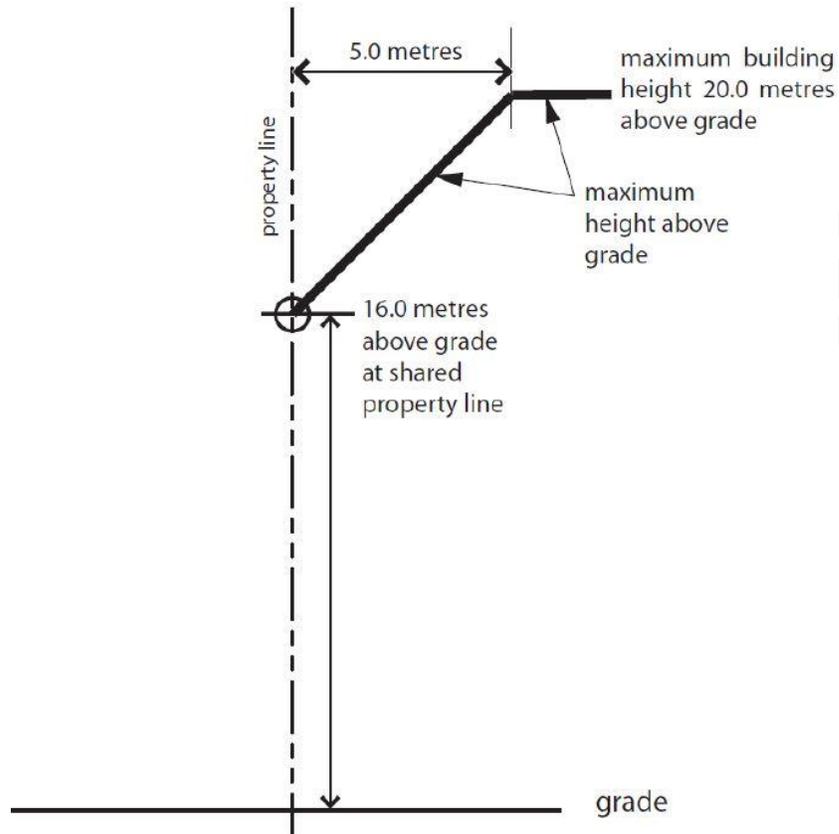
- 7 (1) The minimum **density** is 60 **units** per hectare.
(2) The maximum **density** is 210 **units** per hectare.

Building Height

- 8 (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 20.0 metres.
(2) The maximum **building height**:
(a) is 16.0 metres measured from **grade** at the **property line**; and
(b) increases proportionately to a maximum of 20.0 metres measured from **grade** at a distance of 5.0 metres from the **property line**.
(3) The following diagram illustrates the rules of subsection (2):

Proposed DC Direct Control District

Illustration 1:
Building Height and Cross Section



Relaxations

- 9 The **Development Authority** may relax the rules contained in Sections 7 and 8 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.