

**BYLAW NUMBER 158D2015**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT LOC2014-0054)**

\*\*\*\*\*

**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

**AND WHEREAS** Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended;

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS 7<sup>TH</sup> DAY OF DECEMBER, 2015.

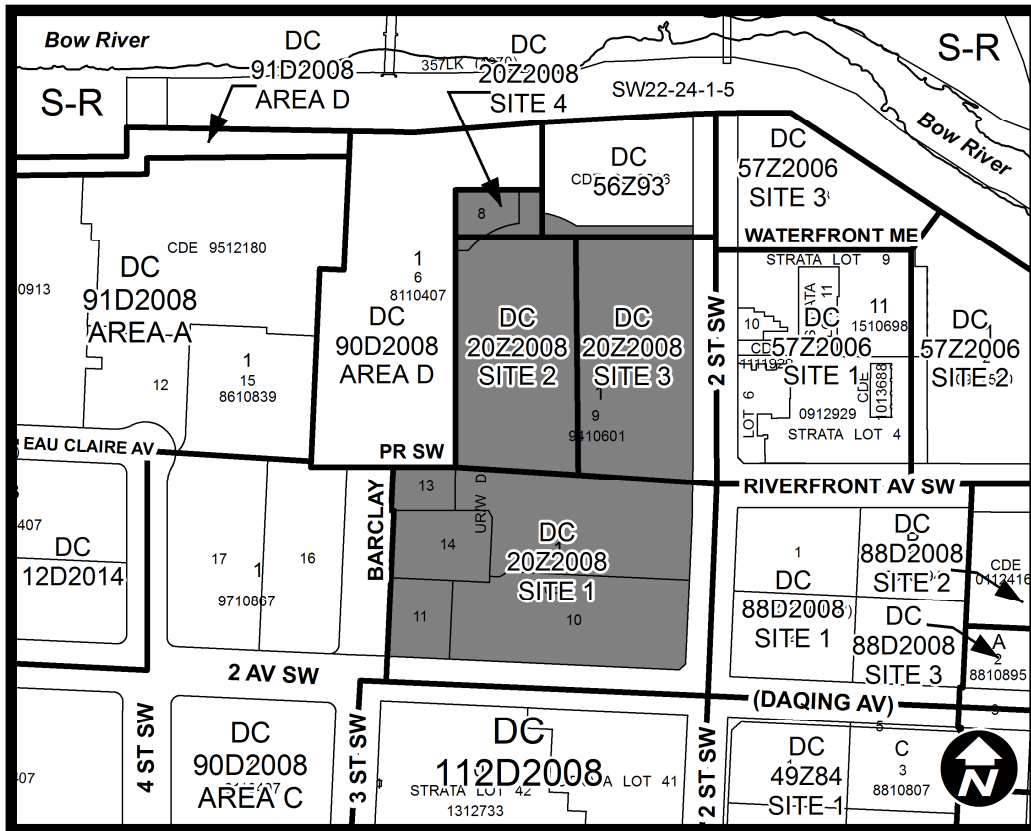
READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
MAYOR  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

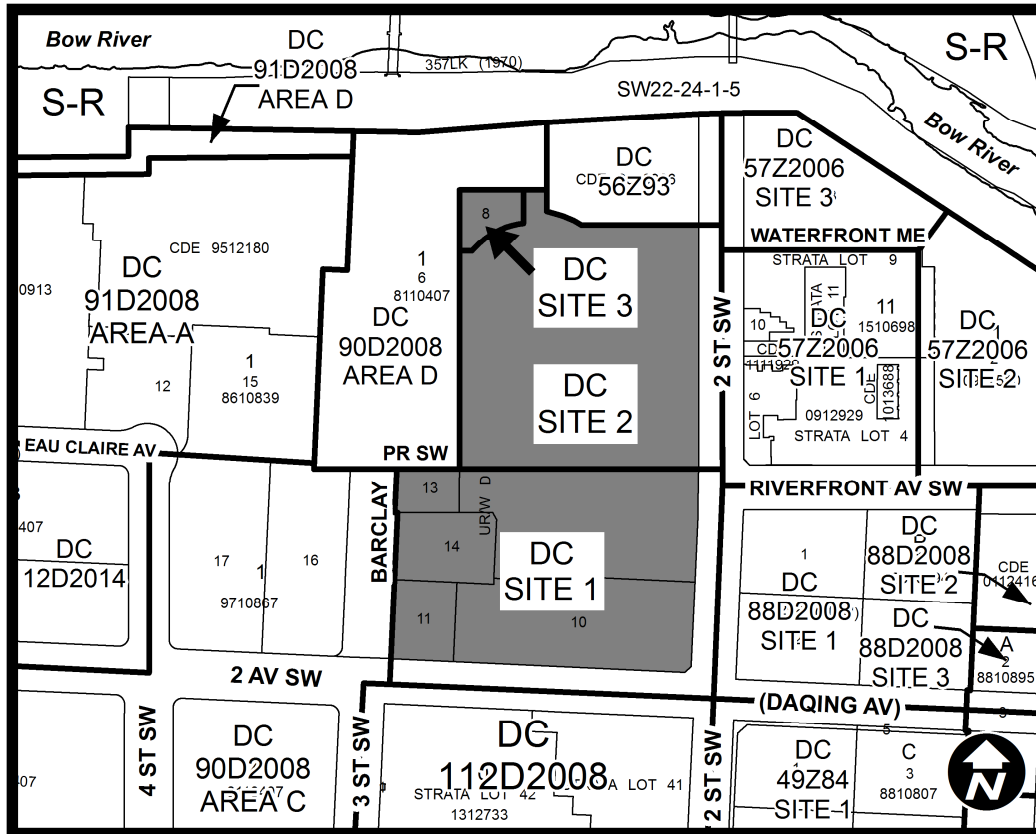
\_\_\_\_\_  
CITY CLERK  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

**SCHEDULE A**



PROPOSED

**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

**Eau Claire Market Site**

**Purpose**

**1** This Direct Control District is intended to provide:

- (a) a primarily residential and commercial **development** to meet the needs of the workers, visitors and local and regional users, and in recognition of the site as a destination for retail **uses** where flexible and creative **development** encourages an exciting and energetic environment;
- (b) a mix of residential, commercial, **office** and cultural **uses**;

PROPOSED

- (c) intensive **development** where intensity is measured by **floor area ratio**; and
- (d) a **building** form that is street oriented at **grade**.

**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.

**Reference to Bylaw 1P2007**

- 3** Within this Direct Control District, 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:

- (a) **"residential use"** means one or more of the following **uses**:
  - (i) **Assisted Living**;
  - (ii) **Dwelling Unit**;
  - (iii) **Hotel**;
  - (iv) **Live Work Unit**;
  - (v) **Multi-Residential Development**; and
  - (vi) **Townhouse**.
- (b) **"commercial uses"** means all of the **discretionary uses** in this Direct Control District other than:
  - (i) **Residential Uses**;
  - (ii) **Child Care Service**;
  - (iii) **Community Entrance Feature**;
  - (iv) **Community Recreation Facility**;
  - (v) **Home Occupation – Class 2**;
  - (vi) **Indoor Recreation Facility**;
  - (vii) **Library**;
  - (viii) **Office**;
  - (ix) **Parking Lot – Grade**;
  - (x) **Parking Lot – Grade (Temporary)**;
  - (xi) **Performing Arts Centre**;
  - (xii) **Power Generation Facility – Small**;
  - (xiii) **Residential Care**;
  - (xiv) **School Authority – School**;
  - (xv) **School Authority – Major**;
  - (xvi) **School Authority – Minor**;
  - (xvii) **Service Organization**;
  - (xviii) **Sign – Class C**;
  - (xix) **Sign – Class E**;
  - (xx) **Special Function – Class 2**;
  - (xxi) **Temporary Residential Sales Centre**; and
  - (xxii) **Utility Building**.

PROPOSED

### Defined Uses

**5** In this Direct Control District "**Temporary Marketing Centre**":

- (a) means a **use**:
  - (i) where **units** are offered for sale to the public;
  - (ii) that may include sales offices and displays of materials used in the construction of the **units** that are offered for sale; and
  - (iii) that must occur in a **unit**, which may be temporarily modified to accommodate the **use**, or in a temporary **building**;
- (b) must not operate for longer than 4 years;
- (c) does not require **motor vehicle parking stalls**; and
- (d) does not require **bicycle parking stalls – class 1 or class 2**.

### Sites 1 and 2

#### Application

**6** The provisions in sections 7 through 26 apply only to Site 1 and Site 2.

#### Permitted Uses

**7** The following **uses** are **permitted uses** in this Direct Control District:

- (a) **Accessory Residential Building;**
- (b) **Park;**
- (c) **Protective and Emergency Service; and**
- (d) **Sign – Class D.**

#### Discretionary Uses

**8** The following **uses** are **discretionary uses** in this Direct Control District:

- (a) **Accessory Food Service;**
- (b) **Accessory Liquor Service;**
- (c) **Artist's Studio;**
- (d) **Assisted Living;**
- (e) **Auction Market – Other Goods;**
- (f) **Catering Service – Minor;**
- (g) **Child Care Service;**
- (h) **Community Entrance Feature;**
- (i) **Community Recreation Facility;**
- (j) **Computer Games Facility;**
- (k) **Convenience Food Store;**
- (l) **Cultural Support;**
- (m) **Dinner Theatre;**
- (n) **Drinking Establishment – Medium;**

PROPOSED

- (o) **Drinking Establishment – Small;**
- (p) **Dwelling Unit;**
- (q) **Financial Institution;**
- (r) **Fitness Centre;**
- (s) **Food Kiosk;**
- (t) **Health Services Laboratory – With Clients;**
- (u) **Home Occupation - Class 2;**
- (v) **Hotel;**
- (w) **Indoor Recreation Facility;**
- (x) **Instructional Facility;**
- (y) **Library;**
- (z) **Liquor Store;**
- (aa) **Live Work Unit;**
- (bb) **Market;**
- (cc) **Market – Minor;**
- (dd) **Medical Clinic;**
- (ee) **Multi-Residential Development;**
- (ff) **Museum;**
- (gg) **Outdoor Café;**
- (hh) **Outdoor Recreation Area;**
- (ii) **Parking Lot – Grade;**
- (jj) **Parking Lot - Grade (Temporary);**
- (kk) **Performing Arts Centre;**
- (ll) **Pet Care Service;**
- (mm) **Place of Worship – Small;**
- (nn) **Post Secondary Learning Institution;**
- (oo) **Power Generation Facility – Small;**
- (pp) **Print Centre;**
- (qq) **Radio and Television Studio;**
- (rr) **Residential Care;**
- (ss) **Restaurant: Food Service Only – Large;**
- (tt) **Restaurant: Food Service Only – Medium;**
- (uu) **Restaurant: Food Service Only – Small;**
- (vv) **Restaurant: Licensed – Large;**
- (ww) **Restaurant: Licensed – Medium;**
- (xx) **Restaurant: Licensed – Small;**
- (yy) **Retail and Consumer Service;**
- (zz) **School – Private;**
- (aaa) **School Authority – School;**
- (bbb) **School Authority Purpose – Major;**
- (ccc) **School Authority Purpose – Minor;**
- (ddd) **Service Organization;**
- (eee) **Sign – Class C;**
- (fff) **Sign – Class E;**
- (ggg) **Special Function – Class 2;**
- (hhh) **Specialty Food Store;**
- (iii) **Supermarket;**
- (jjj) **Take Out Food Service;**

P  
R  
O  
P  
O  
S  
E  
M  
D

- (kkk) **Temporary Residential Sales Centre;**
- (lll) **Townhouse;**
- (mmm) **Utility Building;** and
- (nnn) **Veterinary Clinic.**

#### General Landscaped Area Rules

- 9 (1) **Landscaped areas** must be provided in accordance with a landscape plan approved by the **Development Authority**.
- (2) A landscape plan for the entire **development** must be submitted as part of each **development permit** application, where changes are proposed to the **building** or **parcel**, and must show at least the following:
- (a) the existing and proposed topography;
  - (b) the existing vegetation and indicate whether it is to be retained or removed;
  - (c) the layout of berms, open space systems, pedestrian circulation, **retaining walls**, **screening**, slope of the land, **soft surfaced landscaped areas** and **hard surfaced landscaped areas**; and
  - (d) the types, species, sizes and numbers of plant material and the types of **landscaped areas**.
- (3) The **landscaped areas** shown on the landscape plan, approved by the **Development Authority** must be maintained on the **parcel** for so long as the **development** exists.
- (4) All **soft surfaced landscaped areas** must be irrigated by an underground irrigation system, unless a **low water irrigation system** is provided.

#### Planting Requirements

- 10 (1) All plant materials must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.
- (2) Deciduous trees must have a minimum **calliper** of 50 millimetres and at least 50.0 percent of the provided deciduous trees must have a minimum **calliper** of 75 millimetres at the time of planting.
- (3) Coniferous trees must have a minimum height of 2.0 metres.
- (4) Shrubs must be a minimum height or spread of 0.6 metres at the time of planting.
- (5) For **landscaped areas** with a **building** below, planting areas must have the following minimum soil depths:

- (a) 1.2 metres for trees;
  - (b) 0.6 metres for shrubs; and
  - (c) 0.3 metres for all other planting areas.
- (6) The soil depths referenced in subsection (5) must cover an area equal to the mature spread of the planting material.

**Low Water Irrigation System**

- 11 (1) When a **low water irrigation system** is provided, only trees and shrubs must be irrigated and the extent of water delivery must be confined to the tree and shrub area.
- (2) When a **low water irrigation system** is provided, trees and shrubs that have similar water consumption requirements must be grouped together.

**Additional Landscaping Rules**

- 12 (1) Unless otherwise referenced, all areas of a **parcel**, except for those portions specifically required for motor vehicle access, **motor vehicle parking stalls**, **loading stalls**, garbage facilities or any purpose allowed by the **Development Authority**, must be a **landscaped area**.
- (2) Every **building** on a **parcel** must have at least one sidewalk connecting the **public entrance** to a public sidewalk, or in the case where there is no public sidewalk, to the nearest **street**.
- (3) Where a **building** contains more than one **use**, every **use** that has an exterior **public entrance** must either:
- (a) have a sidewalk connecting the **public entrance** to the sidewalk required by subsection (2); or
  - (b) have a sidewalk connecting that **public entrance** to a public sidewalk.
- (4) Where a sidewalk provided in satisfaction of this section, is next to a portion of a **building**, the sidewalk must extend along the entire length of that side of the **building**.
- (5) Every sidewalk provided must:
- (a) be a **hard surfaced landscaped area**;
  - (b) be a minimum width of 2.0 metres;
  - (c) have different surfacing than the surfacing of the parking areas on the **parcel**; and



- (d) be raised above the surface of the parking area when located in a parking area.
- (6) Except for access ways from public thoroughfares, all adjoining **City** boulevards must be landscaped.

**Residential Amenity Space**

- 13 (1) The required minimum **amenity space** is 5.0 square metres per **unit**.
- (2) **Amenity space** may be provided as **common amenity space**, **private amenity space** or a combination of both.
- (3) When the **private amenity space** provided is 5.0 square metres or less per **unit**, that specific area will be included to satisfy the **amenity space** requirement.
- (4) When the **private amenity space** exceeds 5.0 square metres per **unit**, only 5.0 square metres per **unit** may be included to satisfy the **amenity space** requirement.
- (5) **Private amenity space** must:
- (a) be in the form of a **balcony**, **deck** or **patio**; and
  - (b) where the **private amenity space** is a **deck** or **patio** have no minimum dimensions of less than 2.0 metres.
- (6) **Common amenity space**:
- (a) may be provided as **common amenity space – indoors** and as **common amenity space – outdoors**;
  - (b) must be accessible from all the **units**;
  - (c) must have a contiguous area of not less than 50.0 square metres with no dimension less than 6.0 metres; and
  - (d) may be located at or above **grade**.
- (7) A maximum of 50.0 percent of the required **amenity space** may be provided as **common amenity space – indoors**.
- (8) **Common amenity space – outdoors** must provide a **balcony**, **deck** or **patio** and at least one of the following as permanent features:
- (a) a barbeque; or
  - (b) seating.

### Garbage

14 Garbage containers and waste material must be stored either:

- (a) inside a **building** that contains another approved **use**; or
- (b) in a **screened** garbage container enclosure approved by the **Development Authority**.

### Recycling Facilities

15 Recycling facilities must be provided for every **building**.

### Mechanical Screening

16 Mechanical systems or equipment that are located outside of a **building** must be **screened**.

### Visibility Setback

17 **Buildings**, finished **grade** of a **parcel** and vegetation within a **corner visibility triangle** must not be located between 0.75 metres and 4.6 metres above the lowest elevation of the **street**.

### Sunlight Protection Areas

18 (1) The following sunlight protection areas should not be placed in greater shadow by a **development** as measured on September 21, at the times and locations indicated for each area, than were already in shadow as the result of an existing or approved **development**:

- (a) Riverbank (not including the Riverbank Promenade and between 3 and 7 Streets SW): an area 20.0 metres wide abutting the southern **top of bank** of the Bow River, from 10:00 a.m. to 4:00 p.m., MDT;
- (b) Riverbank Promenade (between 3 Street SW and Centre Street): an area 9.0 metres wide abutting the southern **top of bank** of the Bow River, from 10:00 a.m. to 4:00 p.m., MDT;
- (c) Barclay (3 Street SW) Mall: the westerly 8.0 metres of the right-of-way and setback area of the Barclay Mall, from 12:30 p.m. to 1:30 p.m., MDT; and
- (d) Barclay (3 Street SW) Mall: the easterly 8.0 metres of the right-of-way and setback area of the Barclay Mall, from 1:30 p.m. to 2:30 p.m., MDT.

(2) The Eau Claire Plaza (the "Plaza") should not be placed in greater shadow by a **development** as measured on September 21, at the times, than were already in shadow as the result of an existing or approved **development** excepting:

- (a) south of a line drawn parallel to and 170 feet from the south boundary of the Plaza and east of a line drawn parallel to and 45 feet from the east boundary of the Plaza, at 10:00 a.m. to 4:00 p.m., MDT;

AMENDMENT LOC2014-0054  
BYLAW NUMBER 158D2015

- (b) south of a line drawn parallel to and 110 feet from the south boundary of the Plaza at 12:30 p.m. to 4:00 p.m., MDT; and
- (c) south of a line drawn parallel to and 110 feet from the south boundary of the Plaza and east of a line drawn parallel to and 50 feet from the east boundary of the Plaza, at 2:30 p.m. to 4:00 p.m., MDT.

**Location of Uses within Buildings and on Site**

- 19** (1) **Offices uses** must not be located on the ground floor of a **building**.
- (2) Approval of this Direct Control Bylaw does not constitute approval of a **development permit**. Comprehensive plans must be submitted to the Approving Authority as part of a **development permit** application. In considering such an application, the Approving Authority must ensure that the site layout and principles of building design conform with the concept plan available to City Council during its consideration of this Direct Control District Bylaw.

**Use Area**

- 20** (1) Unless otherwise referenced in this Section or in Sections 33 and 41, the maximum **use area** for **uses** located on the ground floor of a **building** is 1200.0 square metres.
- (2) The maximum **use area** of a **Financial Institution** when located on the ground floor of a **building** is 465.0 square metres of **public area**.

**Motor Vehicle Parking Stalls**

- 21** (1) For **Dwelling Units** or **Live Work Units**:
- (a) the minimum **motor vehicle parking stall** requirement is 0.5 stalls per **unit**;
  - (b) the maximum number of **motor vehicle parking stalls** that may be provided is:
    - (i) 1.0 stalls per **unit** where the **unit's gross floor area** is less than or equal to 125.0 square metres; and
    - (ii) 2.0 stalls per **unit** where the **unit's gross floor area** is greater than 125.0 square metres; and
  - (c) the **visitor parking stall** requirement is 0.1 stalls per **unit**.
- (2) For a **Hotel**, the minimum number of required **motor vehicle parking stalls** is 1.0 per 3.0 guest rooms.
- (3) The following **uses** require a parking study to determine the required minimum number of **motor vehicle parking stalls**, **bicycle parking stalls – class 1** and **bicycle parking stalls – class 2**:

- (a) **Indoor Recreation Facility;**
  - (b) **Library;**
  - (c) **Museum;**
  - (d) **Performing Arts Centre; and**
  - (e) **Post-secondary Learning Institution.**
- (4) For **Office**, the minimum number of required **motor vehicle parking stalls** is 0.7 per 100.0 square metres of **gross useable floor area**, which must be provided:
- (a) 50 per cent as stalls; and
  - (b) 50 per cent as cash in lieu.
- (5) For all other **uses**, the minimum required **motor vehicle parking stalls** is the requirement referenced in Part 4 of Bylaw 1P2007.
- (6) Payments made under subsection (4) (b) must be in accordance with **Council's** policy and calculated at the rate per **motor vehicle parking stall** established by **Council** at the time the payment is made.

#### Short Stay Parking Stalls

22 The number of **motor vehicle parking stalls** required in section 21 of this Direct Control Bylaw may be increased up to a total of 24.0 additional **motor vehicle parking stalls** to provide **parking area – short stay** stalls where such stalls are:

- (a) located in a portion of the **development** approved for use as a **parking area – short stay**;
- (b) included in a parking area which is operated as part of a **scramble parking** arrangement that is open to the public; and
- (c) prominently signed at the **street** level indicating the availability and conditions of use of such stalls.

#### Use of Parking Areas

- 23 (1) All **uses** may share an entrance to areas of a parking structure.
- (2) **Motor vehicle parking stalls and bicycle parking stalls** required for **uses** on Site 1 and Site 2 may be shared and supplied on any one Site or both Sites, but those such stalls required for **residential use** (except **Hotel**) must be physically separated from stalls for other **uses**.
- (3) Notwithstanding subsection (2), **motor vehicle parking stalls and bicycle parking stalls** required for **Office** use must be physically separated from stalls for **residential use** (except **Hotel**).

#### Bicycle Parking Stall Requirements

- 24 (1) Unless otherwise referenced in this section, the minimum number of required **bicycle parking stalls – class 1** and **class 2** is the requirement referenced in Part 4 of Bylaw 1P2007.
- (2) For an **Office**, the minimum number of required:
- (a) **bicycle parking stalls - class 1** is 2.0 per 1000.0 square metres of **gross usable floor area**; and
  - (b) **bicycle parking stalls - class 2** is 2.0 per 1000.0 square metres of **gross usable floor area**.
- (3) For a **Dwelling Unit** or **Live Work Unit**, the minimum number of **bicycle parking stalls – class 1** is 0.5 per **unit** for **developments** with greater than 20.0 **units**.
- (4) Where **bicycle parking stalls – class 1** are required for an **Office** in a proposed **building**, the following amenities must be provided:
- (a) lockers at a ratio of 1.0 per 4.0 **bicycle parking stalls – class 1**; and
  - (b) where a minimum of 25.0 **bicycle parking stalls – class 1** are required:
    - (i) private change rooms at a minimum of 0.4 square metres per required **bicycle parking stalls – class 1** or 20.0 square metres, whichever is greater;
    - (ii) showers at a minimum of 0.4 square metres per required **bicycle parking stalls – class 1** or 20.0 square metres, whichever is greater; and
    - (iii) an unobstructed area for bicycle maintenance which must:
      - (A) be a minimum of 6.0 square metres; and
      - (B) have no minimum dimensions less than 2.0 metres.

#### Location of Bicycle Parking Stalls

- 25 **Bicycle parking stalls – class 1** must be located at **grade** or within the first parking level directly below **grade**.

#### Roof

- 26 The roof of any podium located below 30.0 metres above **grade** should be a **landscaped area**, and roof-top equipment should be screened.

Site 1(±1.46 hectares, ± 3.62 acres)

**Application**

**27** The provisions in sections 28 through 37 apply only to Site 1.

**Additional Discretionary Uses**

**28** The following **uses** are additional **discretionary uses** in this Direct Control District:

- (a) **Cinema**; and
- (b) **Office**.

**Floor Area Ratio**

- 29**
- (1) The cumulative total maximum **floor area ratio** is 11.0.
  - (2) The minimum **floor area ratio** is 3.5 for **residential uses**.
  - (3) The minimum **floor area ratio** is 0.9 for **commercial uses**.
  - (4) Subject to subsection (5), the maximum **floor area ratio** is 1.9 for **Office use**.
  - (5) The maximum **floor area ratio** for **Office use** may be increased from the maximum **floor area ratio** listed in subsection (4), in accordance with the bonus incentives provisions contained in section 30.
  - (6) The cumulative **floor area ratio** for **residential use** must be greater than the cumulative **floor area ratio** for **Office use**.

**Incentive Density Calculation Method**

- 30**
- (1) The **floor area ratio** in subsection 29(4) may be increased by up to an additional 2.3 through transit enhancements or a financial contribution to Eau Claire Plaza Revitalization Fund.
  - (2) The amount of additional **gross floor area** achieved by providing the transit enhancements or financial contribution to the Eau Claire Plaza Revitalization Fund set out in subsection (1) is calculated by dividing the cost of the transit enhancements or contribution amount to the Eau Claire Plaza Revitalization Fund by the Incentive Rate 1 of Part 13 Division 3 of Bylaw 1 P2007 as established by Council, and amended from time to time.

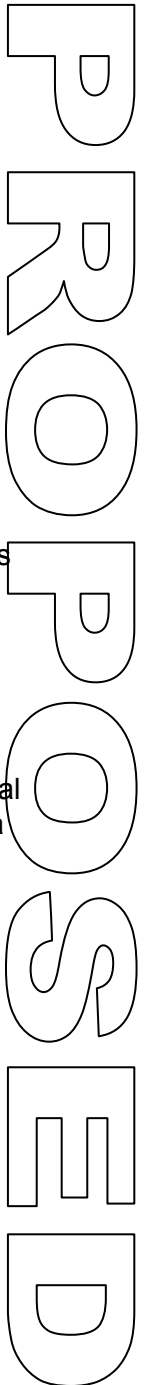
**Additional Location of Use Rule for Site 1**

**31** **Office uses** may only be located in a **building** located at the northwest corner of 2 Avenue and 2 Street SW.

**Maximum Height**

- 32**
- (1) The maximum height of the podium is 30.0 metres from **grade**.
  - (2) The maximum height of any tower is 135.0 metres from **grade**.

**Additional Use Are Rule for Site 1**



- 33 For **Retail and Consumer Service, Supermarket**, or a **Supermarket** combined with any other **use**, there may be one such maximum **use area** of 3600.0 square metres and one such maximum **use area** of 2400.0 square metres on the ground floor of a **building**.

**Tower Separation Site 1**

- 34 Each floor of a **building** located partially or wholly above 30.0 metres above **grade** must provide a horizontal separation of 18.0 metres from each floor of any other **building** located partially or wholly above 30.0 metres above **grade**.

**Floor Plate Site 1**

- 35 (1) Each floor of a **building** located partially or wholly above 30.0 metres above **grade**, and containing **Assisted Living, Dwelling Units, Hotel suites, Live Work Units** or **Offices** has a maximum horizontal dimension of 85.0 metres.
- (2) Each floor of a **building** located partially or wholly above 30.0 metres above **grade**, and containing **Assisted Living, Dwelling Units, Hotel suites** or **Live Work Units** has a maximum **floor plate area** of 1600.0 square metres.
- (3) Each floor of a **building** located partially or wholly above 30.0 metres above **grade**, and containing primarily **Offices** has a maximum **floor plate area** of 3000.0 square metres.

**Connections**

- 36 A vehicular connection extending Riverfront Avenue SW between 2 Street SW and 3 Street SW with sidewalks along its full length on both the north and south sides must be completed prior to the issuance of the first **development completion permit**.

**Phasing**

- 37 No **Office use** may be constructed above **grade** until the minimum **floor area ratio** of 3.5 for **residential uses** have been, or are simultaneously being, constructed.

**Site 2 (±1.41 hectares, 3.50 acres)**

**Application**

- 38 The provisions in sections 39 through 45 apply only to Site 2.

**Floor Area Ratio**

- 39 (1) The cumulative maximum **floor area ratio** is 4.0.
- (2) The minimum **floor area ratio** is 1.75 for **residential uses**.
- (3) The cumulative **floor area ratio** for **residential use** must be greater than the cumulative **floor area ratio** for all other **uses**.

**Additional Location of Use Rule for Site 2**

- 40 **Restaurant: Licensed – Large** must not have its primary entrance fronting onto the northernmost boundary of Site 2.

**Additional Use Area Rule for Site 2**

- 41 For **Retail and Consumer Service, Supermarket**, or a **Supermarket** combined with any other **use**, there may be one such maximum **use area** of 3600.0 square metres and one such maximum **use area** of 2400.0 square metres on the ground floor of a **building**.

**Building Setbacks**

- 42 The **building setbacks** are:

- (a) 0.0 metres on 2 Street SW;
- (b) 11.0 metres from the west **property line** with Eau Claire Plaza; and
- (c) 20.0 metres from the north **property line**.

**Maximum Height**

- 43 (1) The maximum height of the podium is 20.0 metres from **grade**.
- (2) The maximum height of any tower is 70.0 metres from **grade**.

**Tower Separation Site 2**

- 44 Each floor of a **building** located partially or wholly above 20.0 metres above **grade** must provide a horizontal separation of 18.0 metres from each floor of any other **building** located partially or wholly above 20.0 metres above **grade**.

**Floor Plate**

- 45 (1) Each floor of a **building** located partially or wholly above 20.0 metres above **grade**, and containing **Assisted Living, Dwelling Units, Hotel suites, Live Work Units** or **Offices** has a maximum horizontal dimension of 85.0 metres.
- (2) Each floor of a **building** located partially or wholly above 20.0 metres above **grade**, and containing **Assisted Living, Dwelling Units, Hotel suites** or **Live Work Units** has a maximum **floor plate area** of 1600.0 square metres.
- (3) Each floor of a **building** located partially or wholly above 20.0 metres above **grade**, and containing primarily **Offices** has a maximum **floor plate area** of 3000.0 square metres.

**Site 3 (±0.083 hectares, 0.21 acres)**

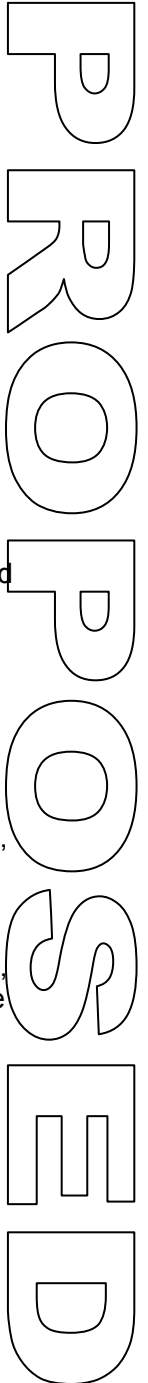
**Application**

- 46 The provisions in sections 47 through 49 apply only to Site 3.

**Permitted Uses**

- 47 The **permitted uses** of the Special Purpose - Community Service (S-CS) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the addition of:

- (a) **Child Care Service**, where located within existing approved **buildings**.





**Discretionary Uses**

**48** The ***discretionary uses*** of the Special Purpose - Community Service (S-CS) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

- (a) **Fitness Centre;**
- (b) **Restaurant: Licensed – Large;**
- (c) **Restaurant: Licensed – Small; and**
- (d) **Retail and Consumer Service.**

**Development Guidelines**

**49** Unless otherwise specified, the rules of the Special Purpose - Community Service (S-CS) District of Bylaw 1P2007 apply in this Direct Control District.

PROPOSED