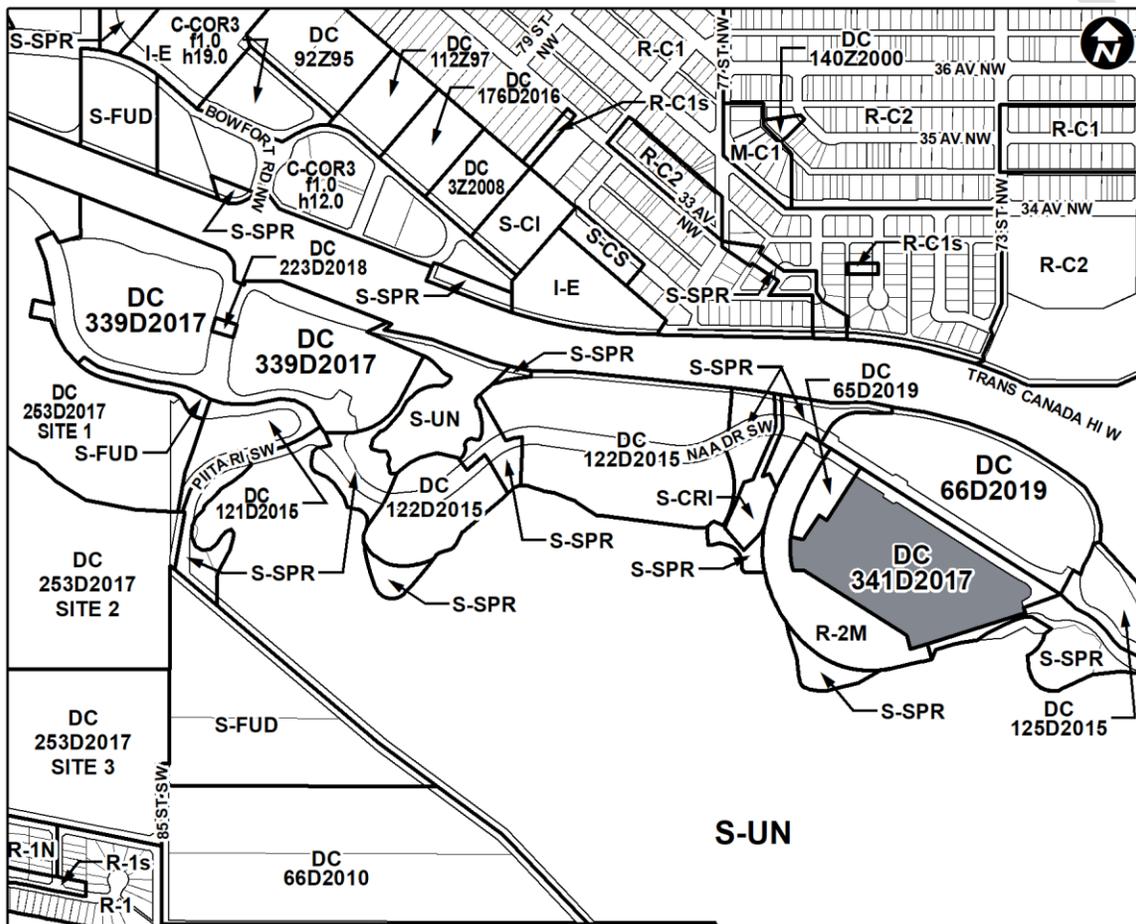


Proposed DC Direct Control District (Block I)

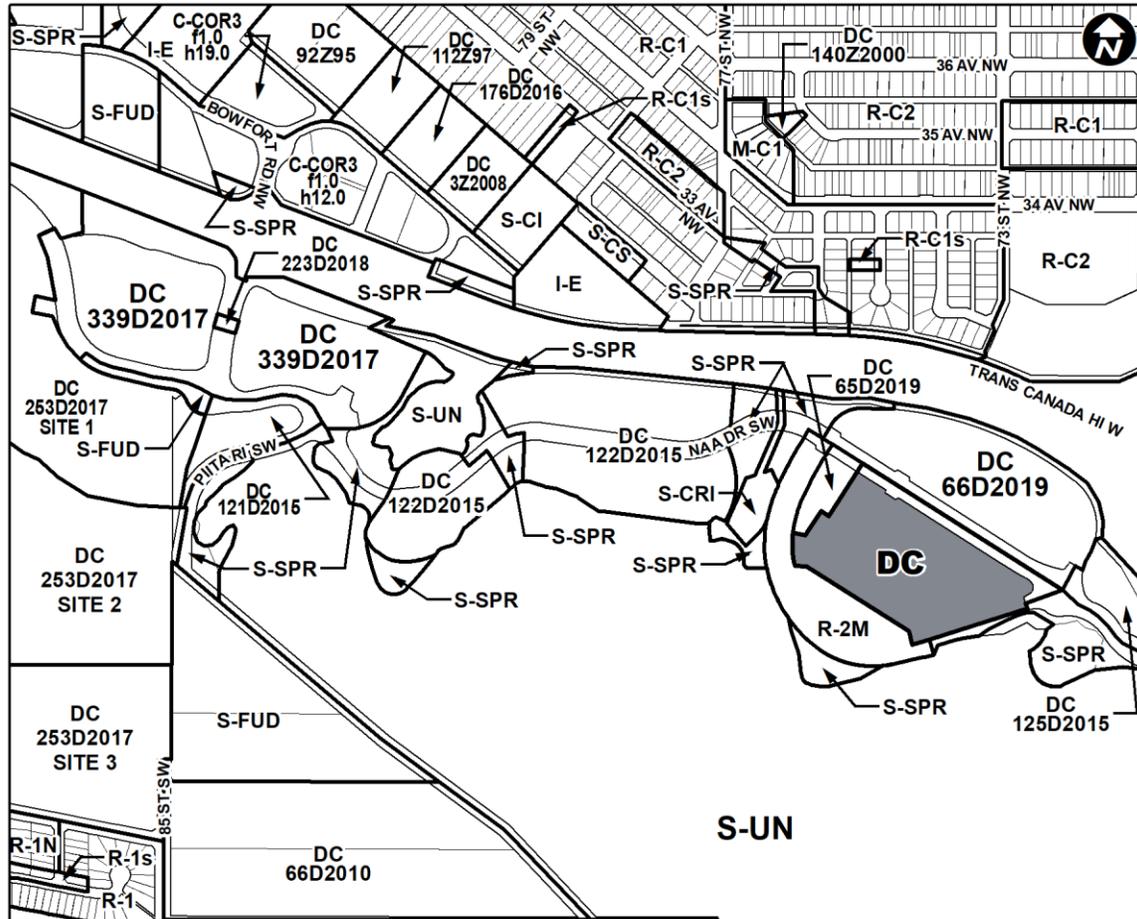
1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including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

SCHEDULE A



Proposed DC Direct Control District (Block I)

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to accommodate:
 - (a) commercial development within various sized buildings;
 - (b) the additional uses of multi-residential development, dwelling unit, assisted living, and residential care; and
 - (c) the additional use of pet care and boarding service which does not require outdoor amenity 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.

Proposed DC Direct Control District (Block I)

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.

Defined Uses

- 4 In this Direct Control District Bylaw:

- (a) **“Pet Care and Boarding Service”** means a **use**:
- (i) where small animals are washed and groomed, trained, or boarded;
 - (ii) where small animals may be boarded overnight or for periods greater than 24 hours;
 - (iii) that may have the incidental sale of products related to the service provided by the **use**;
 - (v) that must provide indoor enclosures, pens, runs or exercise areas.

Permitted Uses

- 5 (1) The **permitted uses** of the Commercial – Regional 3 (C-R3) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.
- (2) The following **use** is an additional **permitted use** if it is located within an existing approved **building** in this Direct Control District:
- (a) **Artist’s Studio.**

Discretionary Uses

- 6 (1) The **use** listed in subsection 5(2) of this Direct Control District Bylaw is a **discretionary use** if it is located in new **buildings** or proposed additions to existing **buildings**.
- (2) The **discretionary uses** of the Commercial – Regional 3 (C-R3) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:
- (a) **Assisted Living;**
 - (b) **Dwelling Unit;**
 - (c) **Live Work Unit;**
 - (d) **Multi-Residential Development;**
 - (e) **Pet Care and Boarding Service;**
 - (f) **Residential Care;**
 - (g) **Sign – Class F; and**
 - (h) **Sign – Class G.**

Proposed DC Direct Control District (Block I)

Bylaw 1P2007 District Rules

- 7 (1) Unless otherwise specified, the rules of the Commercial – Regional 3 (C-R3) District of Bylaw 1P2007 apply in this Direct Control District.
- (2) For **Multi-Residential Development**, the rules of the Multi-Residential – High Density Medium Rise (M-H2) District of Bylaw 1P2007 apply in this Direct Control District.

Density

- 8 There is no minimum or maximum **density**.

Floor Area Ratio

- 9 The minimum **floor area ratio** is 0.26.

Building Height

- 10 The maximum **building height** is 21.0 metres.

Front Setback Area

- 11 There is no minimum requirement for a **front setback area**.

Side and Rear Setback Area

- 12 Where the **parcel** shares a side or rear **property line** with a **parcel** designated as:
- (a) A **commercial district**, there is no requirement for a side or rear **setback area**;
 - (b) A **residential district** or **special purpose district**, the **setback area** must have a minimum depth of 3.0 metres.

Minimum Required Motor Vehicle Parking Stalls

- 13 (1) Unless otherwise referenced in subsections (2) and (3), the minimum **motor vehicle parking stall** requirement is 4.5 stalls per 100.0 square metres of **gross usable floor area**.
- (2) For the following **uses**, the requirement referenced in Part 4 of Bylaw 1P2007 applies to this Direct Control District Bylaw:
- (i) **Assisted Living**;
 - (ii) **Cinema**;
 - (ii) **Hotel**;
 - (iii) **Medical Clinic**, when located above the ground floor;
 - (iv) **Office**, when located above the ground floor;
 - (v) **Performing Arts Centre**;
 - (vi) **Post-secondary Learning Institution**; and
 - (vii) **Residential Care**; and
- (3) For **Dwelling Unit**, the requirements specified in Part 7, Division 6 of Bylaw 1P2007 apply to this Direct Control District Bylaw.

Proposed DC Direct Control District (Block I)

Required Bicycle Parking Stalls

- 14 (1) Unless otherwise referenced in subsection (2), the minimum number of required ***bicycle parking stalls – class 1*** and ***bicycle parking stalls – class 2*** is the requirement specified in Part 7, Division 6 of Bylaw 1P2007
- (2) For **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units, Multi-Residential Development, and Residential Care**, the minimum number of required ***bicycle parking stalls – class 1*** and ***bicycle parking stalls – class 2*** is the requirement specified in Part 4 of Bylaw 1P2007.

Relaxations

- 15 The ***Development Authority*** may relax the rules contained in Sections 7, 9, 10, 12, 13 and 14 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

TEXT FOR DISCUSSION ONLY