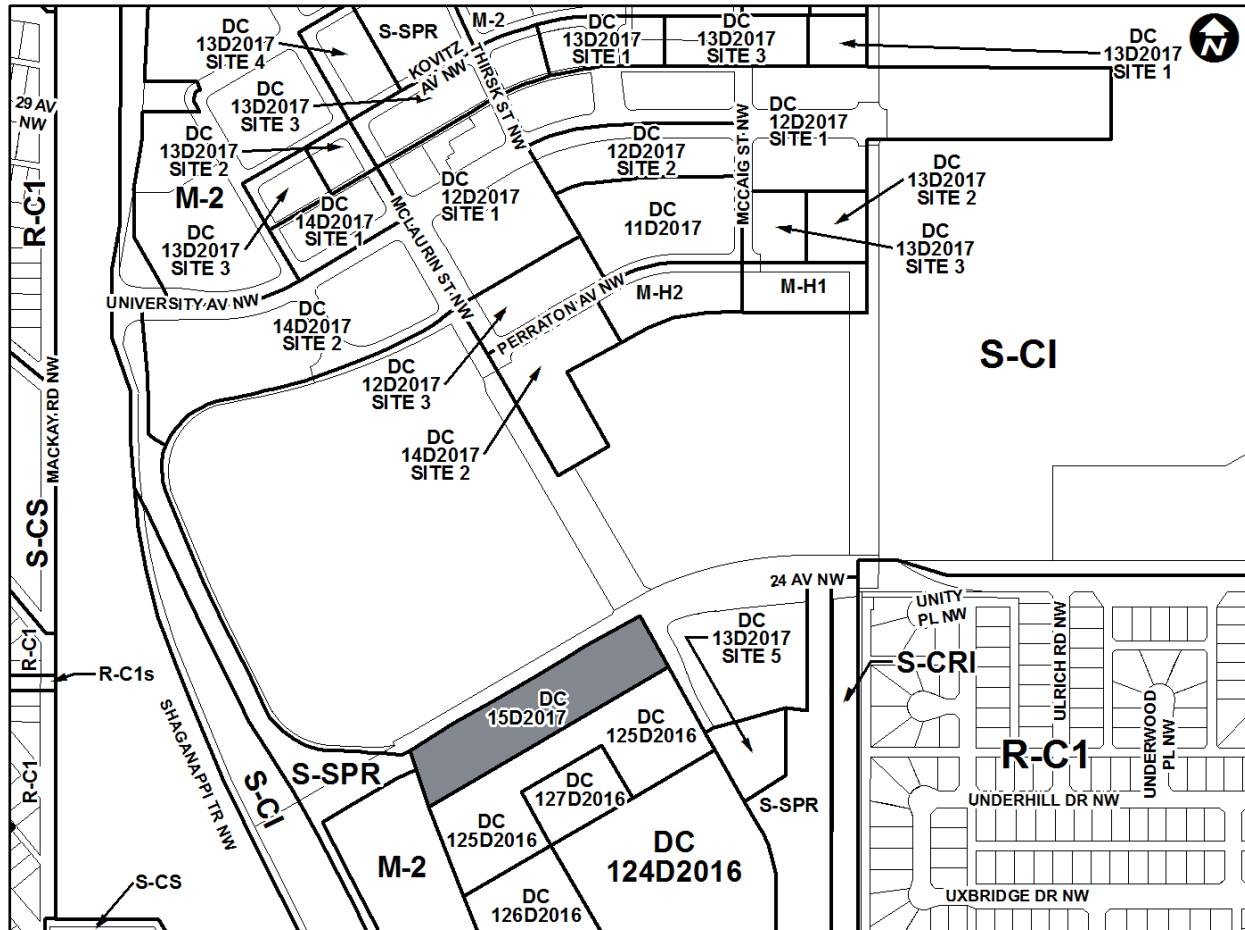


Proposed DC Direct Control District 3

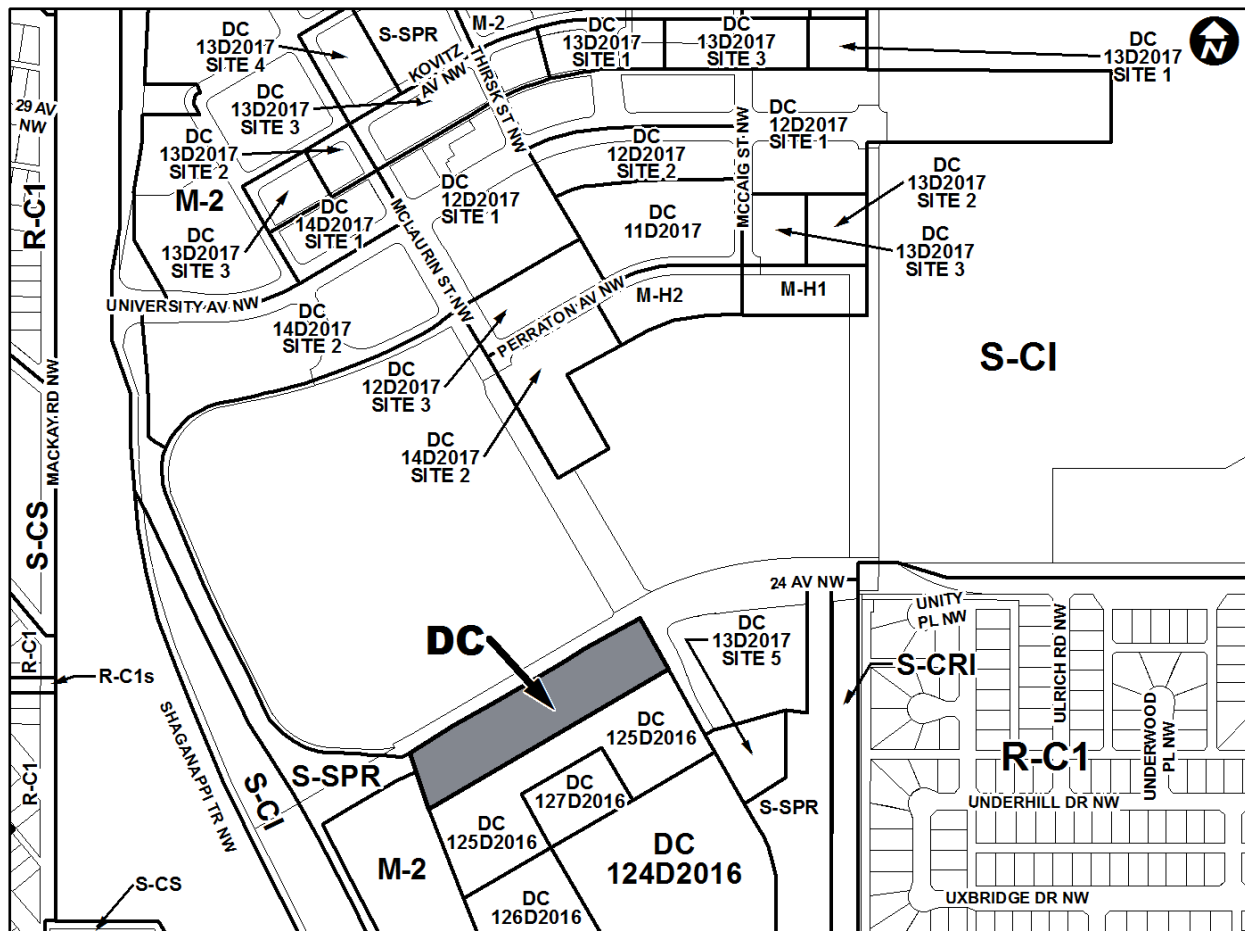
1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including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

SCHEDULE A



Proposed DC Direct Control District 3

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) create a character of place for the employment precinct that is compact and urban in context;
- (b) provide a new frontage to the Hospital, with building addresses fronting the surrounding streets;
- (c) prescribe building setbacks that will create a pedestrian oriented environment where frontages and entrances are close to the sidewalk and street in order to engage the public realm;
- (d) allow for assisted living and residential care as permitted uses in selected sites;
- (e) allow for parking lot – grade (temporary) and place of worship – large as discretionary uses; and

Proposed DC Direct Control District 3

- (f) have the majority of the motor vehicle parking stalls located within parking structures except in specific cases for short stay parking.

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 Commercial – Office (C-O) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the addition of:

- (a) **Assisted Living**; and
- (b) **Residential Care**.

Discretionary Uses

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

- (a) **Parking Lot – Grade (temporary)**; and
- (b) **Place of Worship – Large**.

Bylaw 1P2007 Rules

- 6 Unless otherwise specified, the rules of the Commercial – Office (C-O) District of Bylaw 1P2007 apply in this Direct Control District.

Parking Requirements

- 7 (1) The **Development Authority** may consider a relaxation of the required **motor vehicle parking stalls** and **visitor parking stalls** for a **development** where a parking study is submitted as part of a **development permit** application. This review will be subject to normal relaxation considerations as defined in Bylaw 1P2007 and may include provisions for shared management of **motor vehicle parking stalls** and **visitor parking stalls** when they are not occupied for their designated **uses**.
- (2) **Motor vehicle parking stalls** for any **use** within this Direct Control District must be provided in an above grade or below grade parking structure.
- (3) Notwithstanding subsection (2), a temporary **development permit** may be issued for **Parking Lot – Grade (temporary)**.
- (4) Notwithstanding subsection (2), the **Development Authority** may approve a **parking area – short stay** outside of a parking structure.
- (5) **Motor vehicle parking stalls** located outside of a parking structure must not be located between a **building** and a commercial **street**.

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Front Setback Area

8 The **front setback area** must have a maximum depth of 3.0 metres.

Rear Setback

- 9 (1) Where the **parcel** shares a **rear property line** with a **lane** that separates the **parcel** from a **parcel** designated as a **residential district**, the **rear setback area** must have a minimum depth of 3.0 metres.
- (2) In all other cases, the **setback areas** in the Commercial – Office (C-O) District of Bylaw 1P2007 apply.

Side Setback Area

- 10 (1) Where the **parcel** shares a **side property line** with a **street**, there is no minimum **side setback area**.
- (2) In all other cases, the setbacks in the Commercial – Office (C-O) District of Bylaw 1P2007 apply.

Building Height

11 The maximum **building height** is 18.0 metres.

Floor Area Ratio

12 There is no maximum **floor area ratio**.

Development Permit Requirements

13 A **development permit** for **Parking Lot – Grade (temporary)** must not be approved for a period exceeding thirty-six (36) months.

Relaxations

14 The **Development Authority** may relax the rules contained in Sections 6, 8, 9, 10, 11 and 13 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.