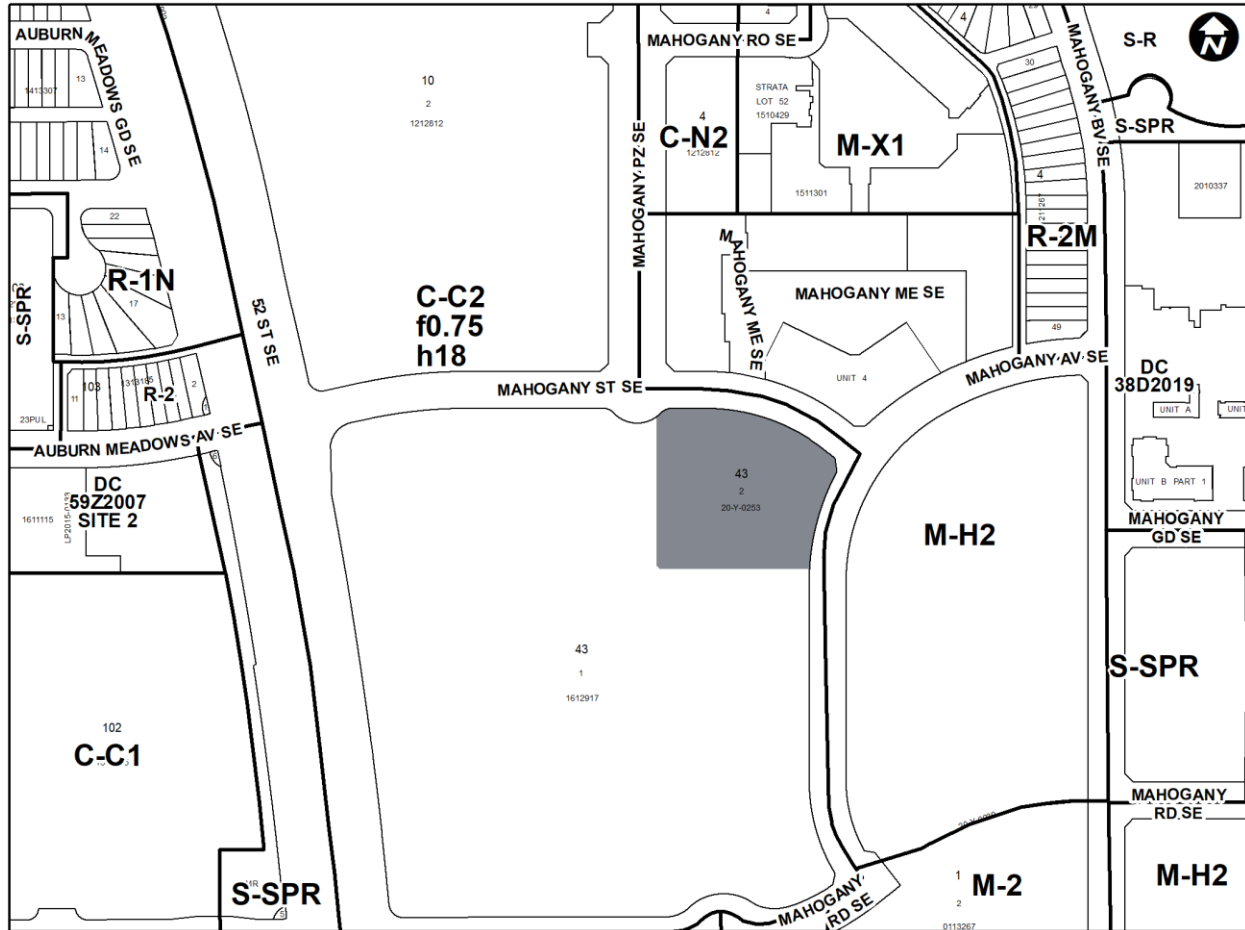


Proposed Direct Control District

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



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 the addition of:

- (a) **Self Storage Facility.**

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 2.0.

Building Height

- 8 The maximum **building height** is 18.0 metres.

Additional Rules for Location of Uses within Building

- 9 (1) A minimum of 10.0 per cent of the ground floor **gross floor area** of a **building** in this Direct Control District Bylaw must contain "Commercial Uses".
- (2) Where this Section refers to "Commercial Uses", it refers to the **uses** listed in Sections 4 and 5 of this Direct Control District Bylaw, except:
- (a) **Self Storage Facility;** and
- (b) those **uses** listed in Sections 4 and 5 of this Direct Control District Bylaw that are classified as Automotive Service Group **uses** in Schedule A of Bylaw 1P2007.

Rules for Self Storage Facility

- 10 (1) The individual access to each compartment must be entirely internal to a **building**.
- (2) The maximum **use area** for a **Self Storage Facility** is 12,000 square metres.

Relaxations

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