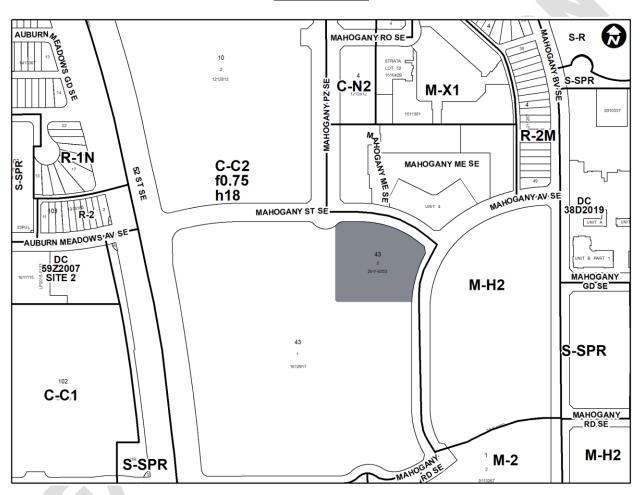
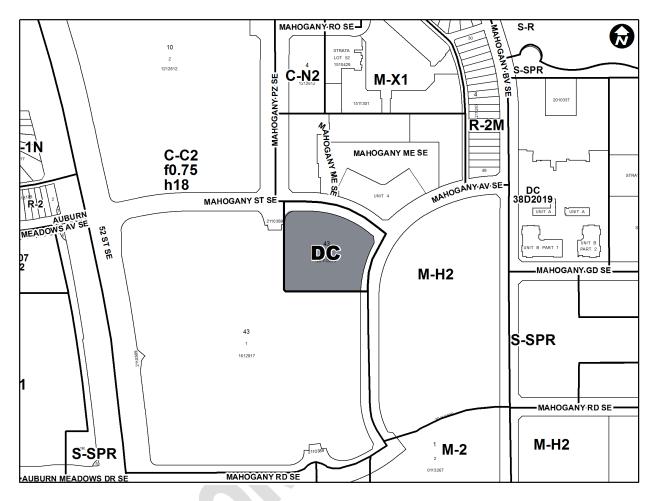
Proposed Direct Control District

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



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to:
 - a) allow for the additional use of self storage facility with specific use size and design requirements; and
 - b) limit the amount of self storage and auto-oriented uses on the ground floor of buildings.

Compliance with Bylaw 1P2007

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

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

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

- 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

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

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".
 - 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

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.