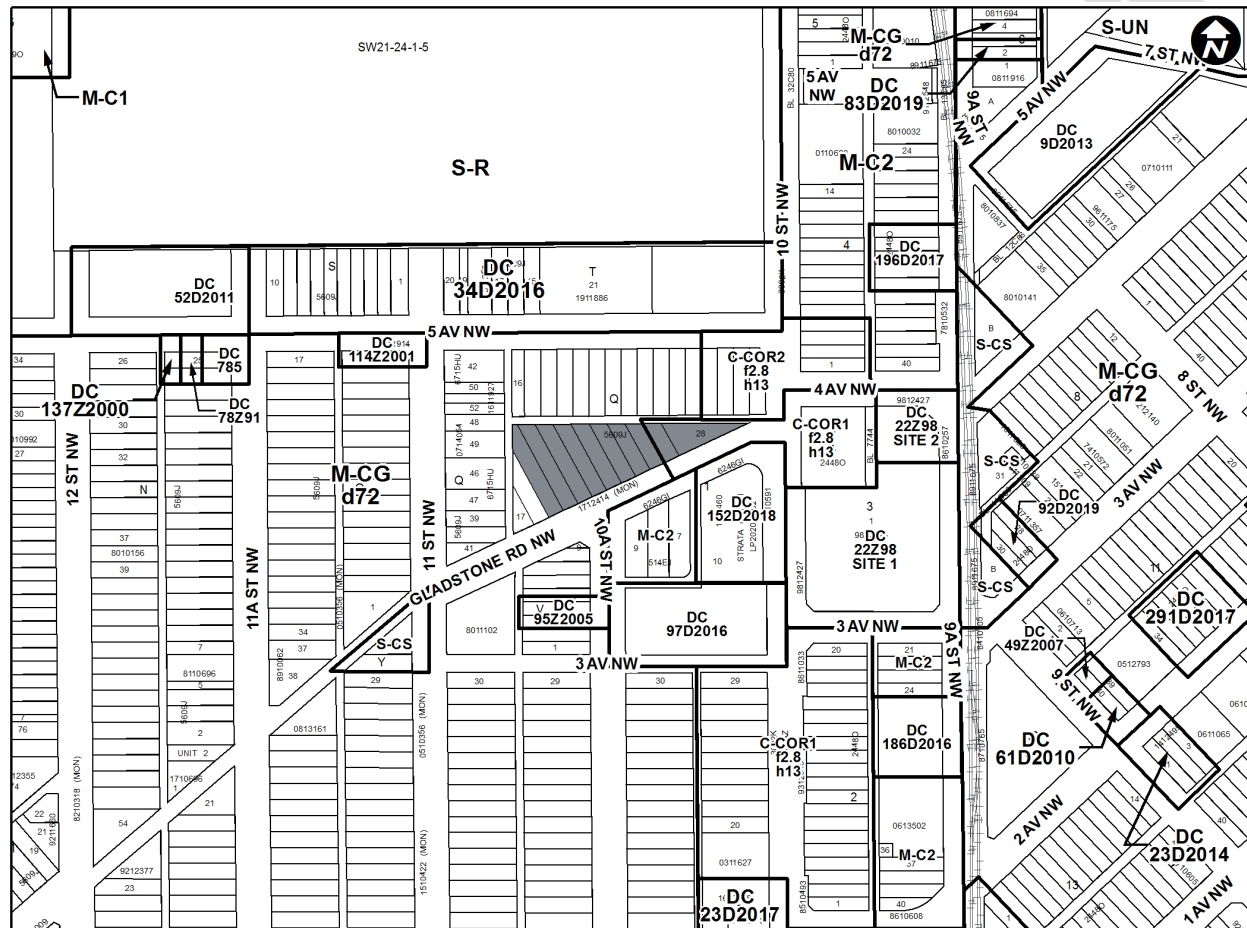


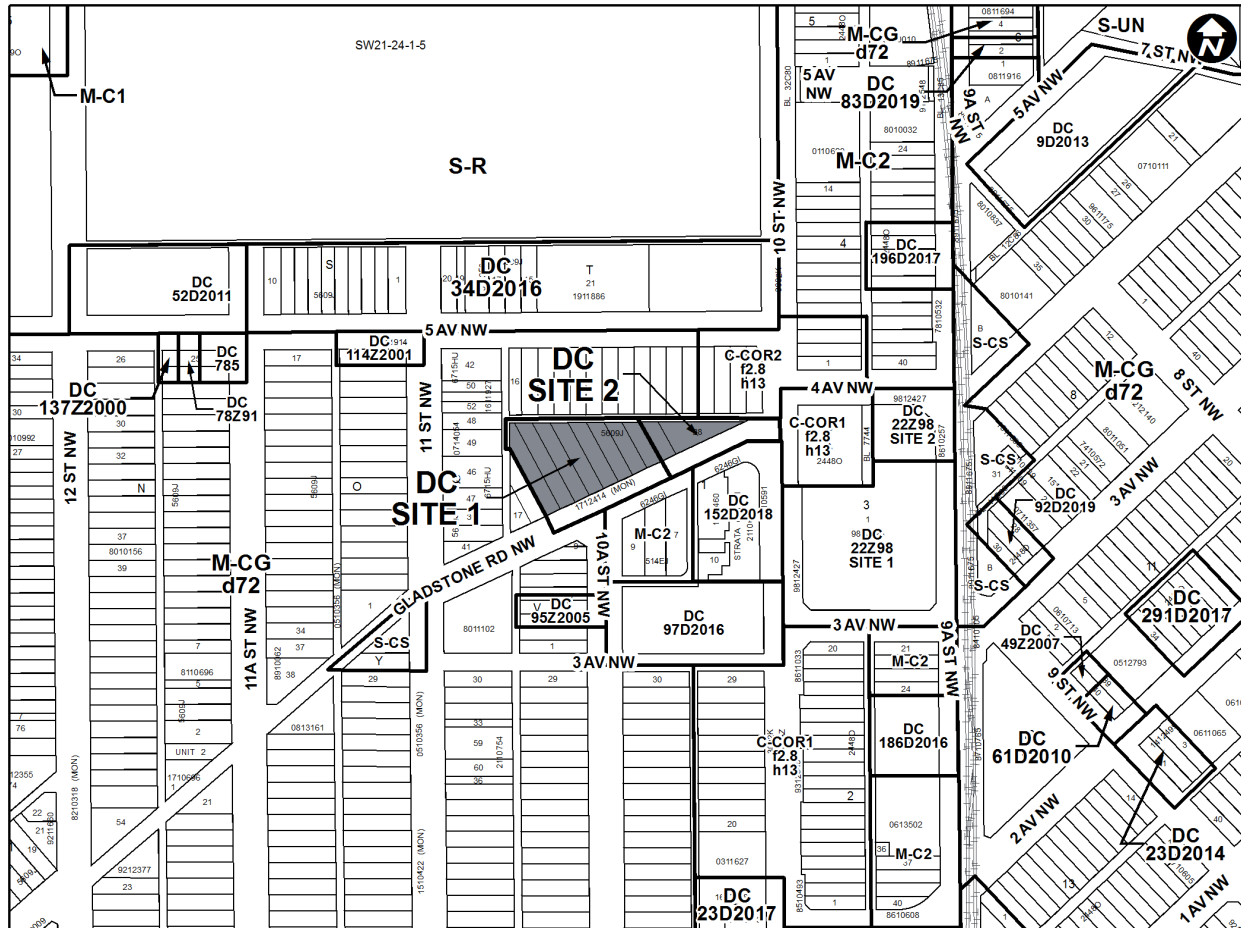
## Proposed Direct Control District

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) provide for mid-rise multi-residential development; and
- (b) enable the density bonus provisions of the Hillhurst/Sunnyside Area Redevelopment Plan through the legal protection of the Hillhurst Baptist Church as a municipal historic resource.

## 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.

## General Definitions

4 In this Direct Control District Bylaw:

- (a) "**Hillhurst Baptist Church**" means the **building** existing on the date of passage of this Direct Control District Bylaw located on the **parcels** legally described as Lots 27 and 28, Block Q, Plan 5609J with the municipal address 1110 Gladstone Road NW.
- (b) "**Municipal Historic Resource**" means a **building** or **parcel** protected as an historical resource through the *Historical Resources Act*.

## Permitted Uses

5 The **permitted uses** of the Mixed Use - General (MU-1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

## Discretionary Uses

6 The **discretionary uses** of the Mixed Use - General (MU-1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

## Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Mixed Use - General (MU-1) District of Bylaw 1P2007 apply in this Direct Control District.

## SITE 1 (± 0.30 hectares)

### Application

8 The provisions in sections 9 through 10 apply only to Site 1.

### Floor Area Ratio

- 9 (1) Unless otherwise referenced in subsection (2), the maximum **floor area ratio** is 2.0.
- (2) The maximum **floor area ratio** referenced in subsection (1) may be increased to 4.0 where:
- (a) "**Hillhurst Baptist Church**" has been protected as a "**Municipal Historic Resource**"; and
  - (b) the following improvements to the **Hillhurst Baptist Church** have been completed or are included in the same **development permit** as the **development** receiving the additional **floor area ratio**:
    - (i) repairs to or replacement of the exterior cladding;
    - (ii) repairs to or reinforcement of the concrete foundation;
    - (iii) replacement of windows; and
    - (iv) rehabilitation of the west elevation and finish.

### Building Height

10 The maximum **building height** is 20 metres.

**SITE 2 ( $\pm 0.07$  hectares)**

**Application**

11 The provisions in sections 12 through 13 apply only to Site 2.

**Floor Area Ratio**

12 The maximum *floor area ratio* is 1.0.

**Building Height**

13 The maximum *building height* is 13 metres.

**Relaxations**

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

TEXT FOR DISCUSSION