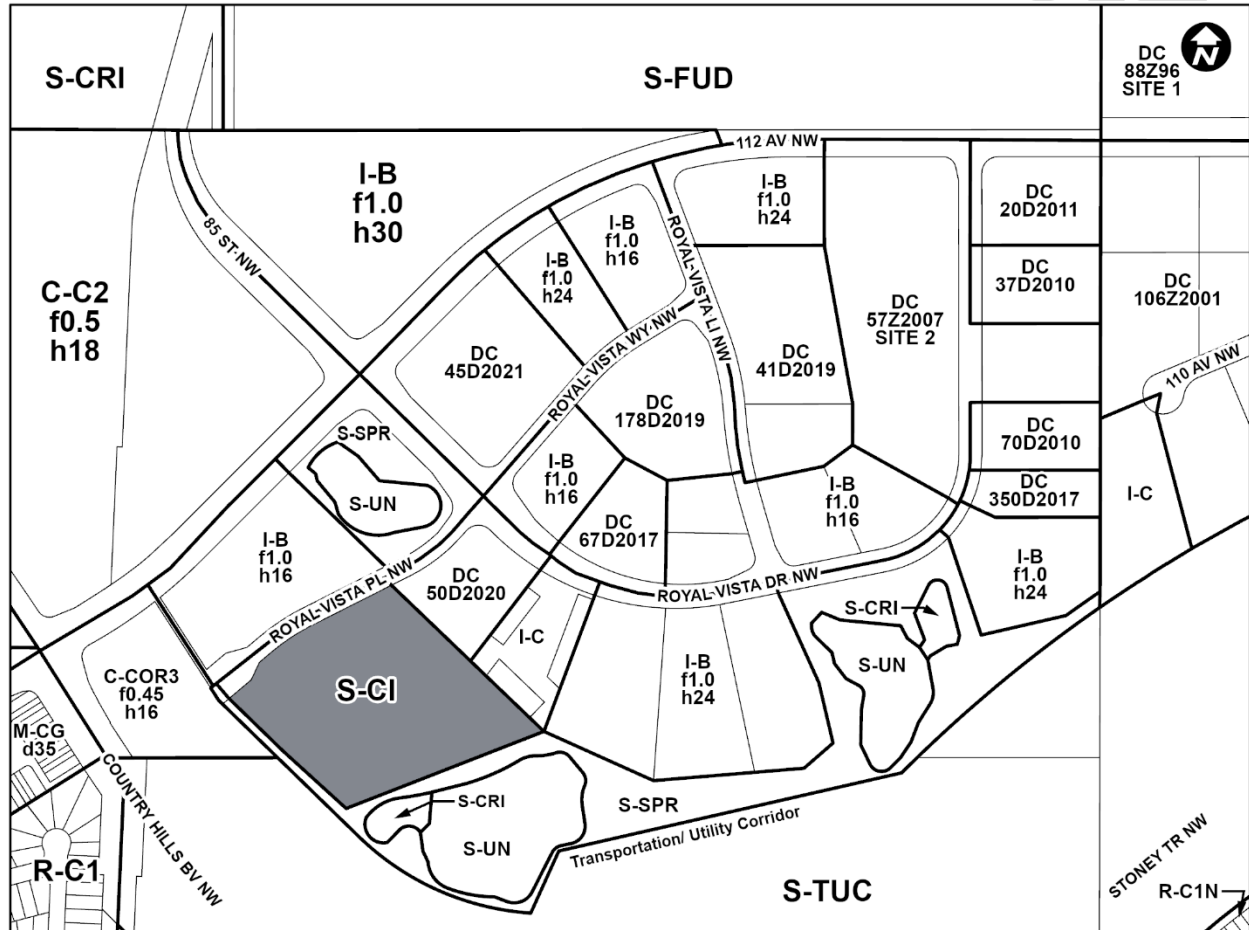


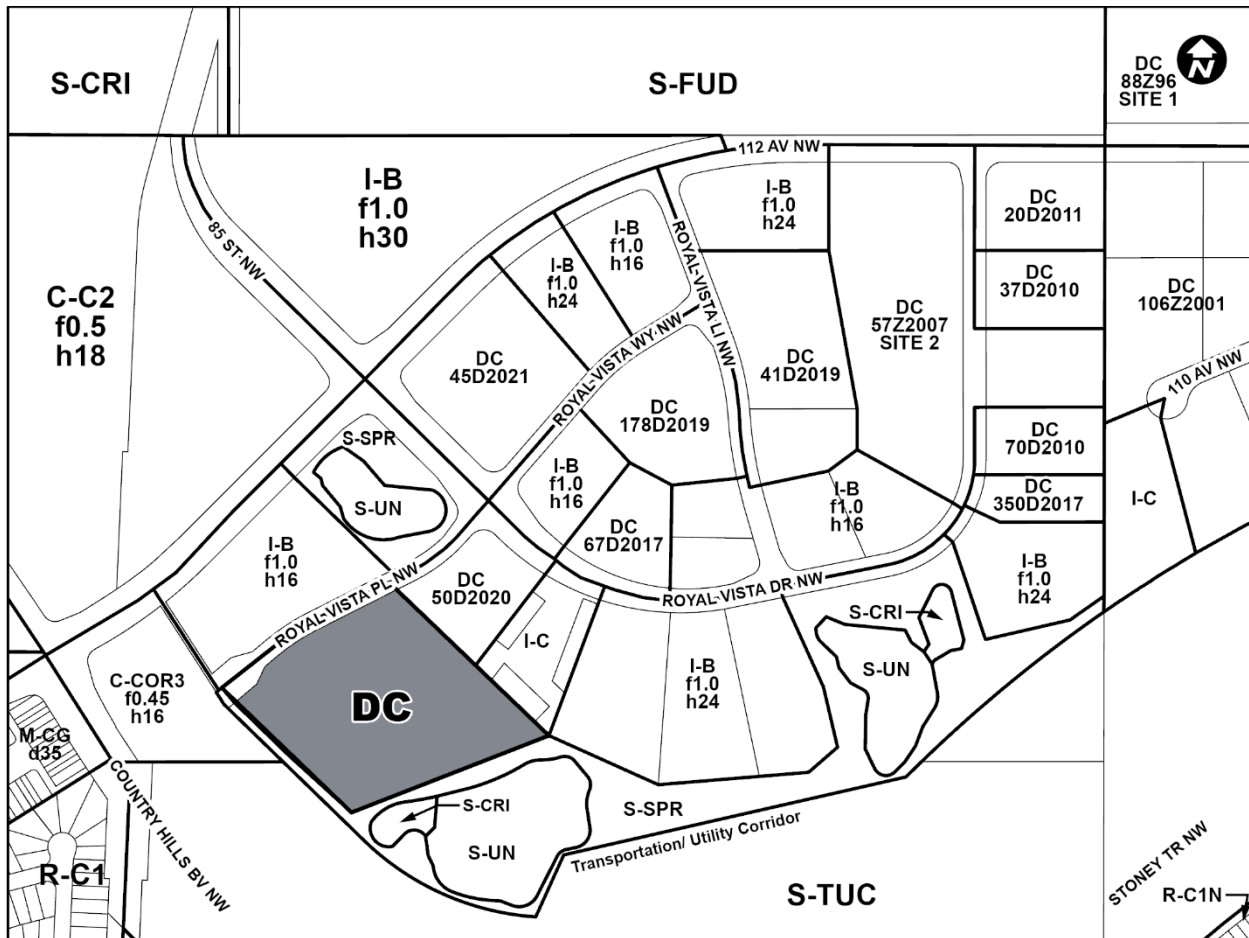
# Proposed Direct Control District (Area 4)

- 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 replacing it with 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 additional discretionary uses such as place of worship, cultural and educational institutions, and health and care facilities; and
  - (b) allow for assisted living and residential care as well as a limited amount of residential development in conjunction with a place of worship.

**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.

## Defined Uses

### 4 Place of Worship – Community

- (a) means a *use*:
  - (i) where people assemble for religious or spiritual purposes;
  - (ii) that may have rooms for the administrative functions of the *use*;
  - (iii) that may include the following as ancillary *uses*:
    - A. **Child Care Service** and **School – Private**, where located in a **building** that contains the assembly area;
    - B. **Assisted Living** and **Residential Care**, which are not subject to the maximum **density** set out in subsection (C); and
    - C. **Dwelling Units**, provided that the maximum **density** for **Dwelling Units** is 31 **units** per hectare;
  - (vi) that may have a food preparation area, **kitchen** and seating area available for the users of the *use*; and
  - (vii) that requires a minimum of 0.5 **bicycle parking stalls – class 1** per **Dwelling Unit** for **developments** that include more than 20 **Dwelling Units**.

## Permitted Uses

- 5 The **permitted uses** of the Industrial – Business (I-B) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

## Discretionary Uses

- 6 The **discretionary uses** of the Industrial – Business (I-B) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District, with the addition of:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Dwelling Unit;**
- (d) **Food Kiosk;**
- (e) **Hospital;**
- (f) **Museum;**
- (g) **Performing Arts Centre;**
- (h) **Place of Worship – Community;**
- (i) **Residential Care;**
- (j) **School – Private;**
- (k) **School Authority – School;**
- (l) **Service Organization;**
- (m) **Social Organization;**
- (n) **Spectator Sports Facility; and**

(o) **Wind Energy Conversion System – Type 2.**

**Bylaw 1P2007 District Rules**

- 7 (1) Unless otherwise referenced in subsections (2) and (3), the rules of the Industrial – Business (I-B) District of Bylaw 1P2007 apply in this Direct Control District.
- (2) For the additional **discretionary uses** in subsection 6(a) through (o) of this Direct Control District Bylaw, the rules of the Special Purpose – Community Institution (S-CI) District of Bylaw 1P2007 apply in this Direct Control District.
- (3) Where **Child Care Service** is included as an ancillary **use** to **Place of Worship – Community**, the rules of the Special Purpose – Community Institution (S-CI) District of Bylaw 1P2007 apply in this Direct Control District.

**Floor Area Ratio**

- 8 (1) Unless otherwise referenced in subsection (2), the maximum **floor area ratio** is 1.0.
- (2) There is no maximum **floor area ratio** for the **discretionary uses** listed in subsection 6(a) through (o) of this Direct Control District Bylaw.

**Building Height**

- 9 The maximum **building height** is 24.0 metres.

**Rules for Place of Worship – Community**

- 10 For a **Place of Worship – Community**:

- (a) where **Assisted Living, Residential Care**, or **Dwelling Units** are included, those **uses** must comply with the rules for that **use** as provided in Bylaw 1P2007, or as provided in this Direct Control District Bylaw;
- (b) a minimum of 0.5 **bicycle parking stalls – class 2** per 100.0 square metres of **gross usable floor area** is required;
- (c) where **Assisted Living, Residential Care** and **Dwelling Units** are included on a **parcel**, the minimum required landscaped area must be 40.0 per cent of the area of the **parcel**;
- (d) the required **landscaped area** may be a combination of **hard surfaced landscaped area** and **soft surfaced landscaped area**;
- (e) the maximum **hard surfaced landscaped area** is 30.0 per cent of the required **landscaped area**;
- (f) trees and shrubs must be planted in an overall minimum ratio of 1.0 trees and 2.0 shrubs per 45.0 square metres of required **landscaped area**; and
- (g) the minimum **motor vehicle parking stall** requirement for each **Dwelling Unit** is:

- (i) 1.25 stalls for resident parking when the **unit** has a **gross floor area** greater than 60.0 square metres;
- (ii) 1.0 stalls for resident parking when the **unit** has a **gross floor area** equal to or less than 60.0 square metres; and
- (iii) 0.15 **visitor parking stalls** per **unit**.

#### **Rules for Residential Uses**

**11 Dwelling Units, Assisted Living and Residential Care** may only be approved as ancillary **uses** to **Place of Worship – Community**.

#### **Relaxations**

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

TEXT FOR DISCUSSION