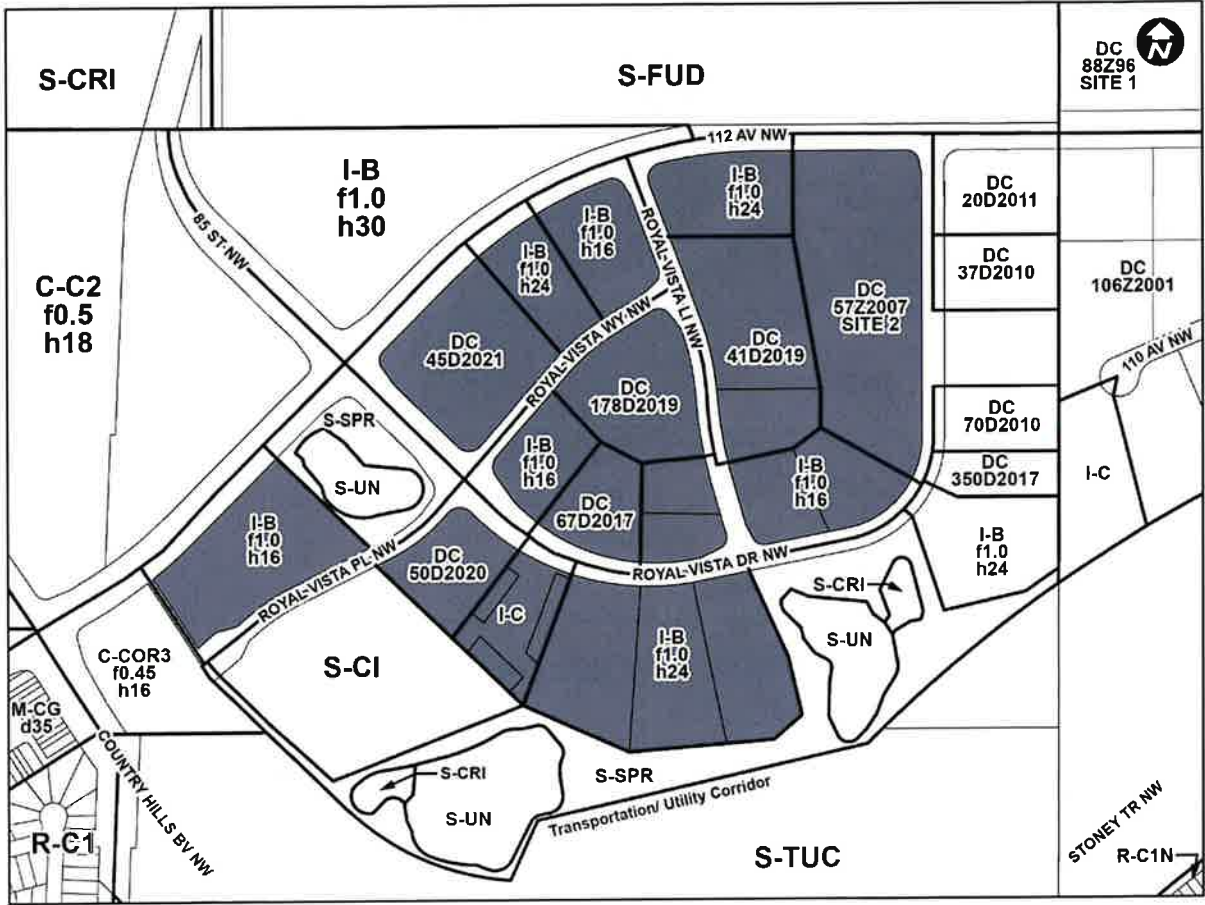


Proposed Direct Control District (Area 1)

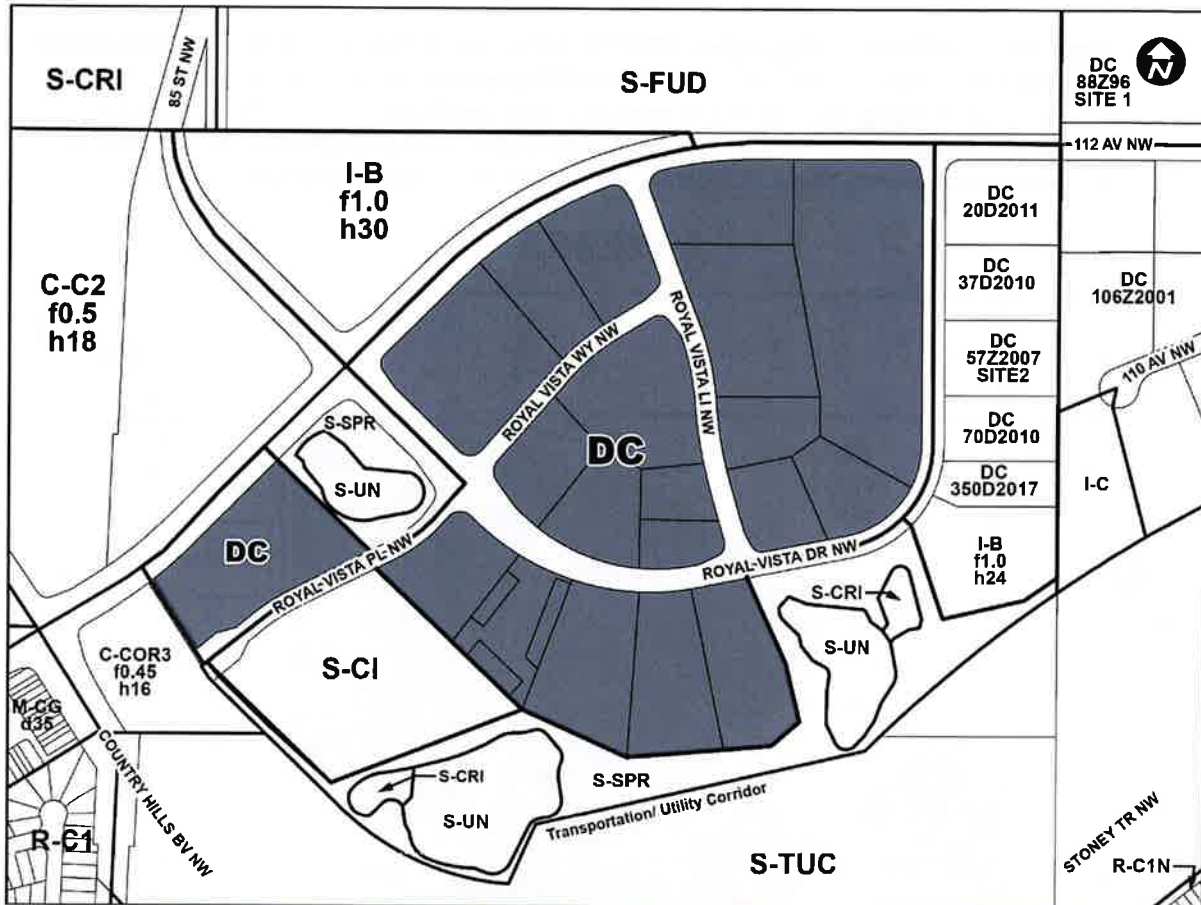
1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including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

SCHEDULE A



CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
FEB 24 2022
ITEM: 7.2.6 (CPC2022-0023)
Dixon
CITY CLERK'S DEPARTMENT

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to provide additional permitted and discretionary uses in Royal Vista Business Park.

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 Industrial – Business (I-B) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District, with the addition of the following **uses** where they are located within existing approved **buildings**:

- (a) **Place of Worship – Small;**
- (b) **School Authority – School;**
- (c) **School – Private;**
- (d) **School Authority Purpose – Minor;**
- (e) **School Authority Purpose – Major;**
- (f) **Service Organization; and**
- (g) **Social Organization.**

Discretionary Uses

5 (1) **Uses** listed in Section 4 of this Direct Control District Bylaw are **discretionary uses** in this Direct Control District if they are located in proposed **buildings** or proposed additions to existing **buildings**.

(2) The **discretionary uses** of the Industrial – Business (I-B) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the exception of the **uses** listed in subsections 924(2.1), (3), and (3.1) of Bylaw 1P2007 and with the addition of:

- (a) **Auto Service – Minor;**
- (b) **Accessory Food Service;**
- (c) **Accessory Liquor Service;**
- (d) **Amusement Arcade;**
- (e) **Billiard Parlour;**
- (f) **Brewery, Winery and Distillery;**
- (g) **Cannabis Facility;**
- (h) **Cannabis Store;**
- (i) **Catering Service – Major;**
- (j) **Columbarium;**
- (k) **Community Recreation Facility;**
- (l) **Crematorium;**
- (m) **Dinner Theatre;**
- (n) **Distribution Centre;**
- (o) **Drinking Establishment – Medium;**
- (p) **Drinking Establishment – Large;**
- (q) **Food Production;**
- (r) **Funeral Home;**
- (s) **General Industrial – Light;**
- (t) **Health Services Laboratory – Without Clients;**
- (u) **Kennel;**
- (v) **Library;**
- (w) **Liquor Store;**
- (x) **Museum;**
- (y) **Pawn Shop;**
- (z) **Performing Arts Centre;**
- (aa) **Pet Care Service;**
- (bb) **Place of Worship – Medium;**
- (cc) **Place of Worship – Large;**
- (dd) **Restaurant: Food Service Only;**

- (ee) **Restaurant: Licensed;**
- (ff) **Seasonal Sales Area; and**
- (gg) **Veterinary Clinic.**

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Industrial – Business (I-B) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

7 The maximum *floor area ratio* is 1.0

Building Height

8 The maximum *building height* is 24.0 metres.

Use Area

- 9
- (1) Unless otherwise referenced in subsections (2) and (3), there is no *use area* requirement for *uses* in this Direct Control District.
 - (2) The maximum *use area* for **Retail and Consumer Service** and any *use* combined with **Retail and Consumer Service** is 930.0 square metres.
 - (3) The maximum *public area* for a **Restaurant: Food Service Only** or **Restaurant: Licensed** is 300.0 square metres.

Outdoor Space Requirement for School – Private

10 A contiguous outdoor area of not less than 600.0 square metres must be provided for a **School – Private**.

Location of Auto Service – Minor

11 **Auto Service – Minor** must not be located in a *building* fronting 112 Avenue NW.

Relaxations

12 The *Development Authority* may relax the rules contained in Sections 6 through 11 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.