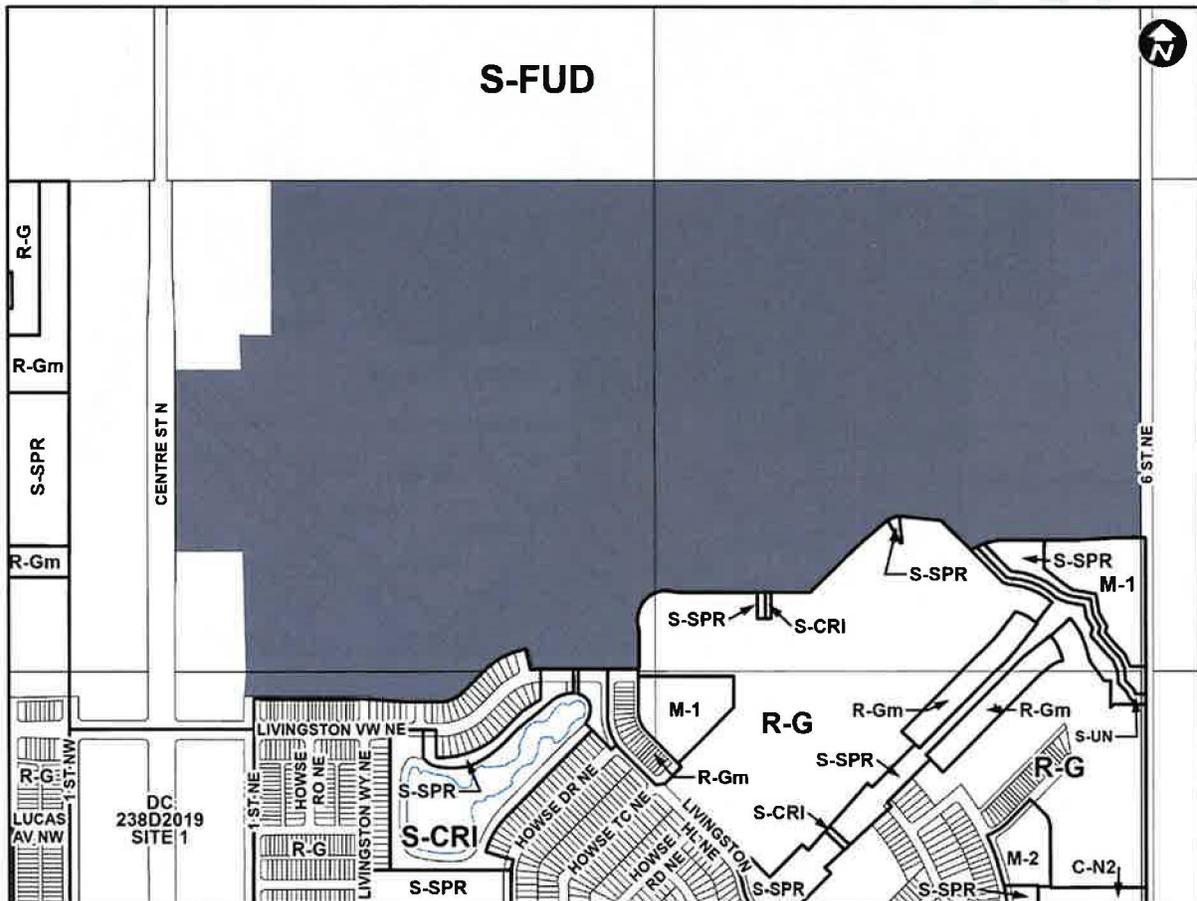


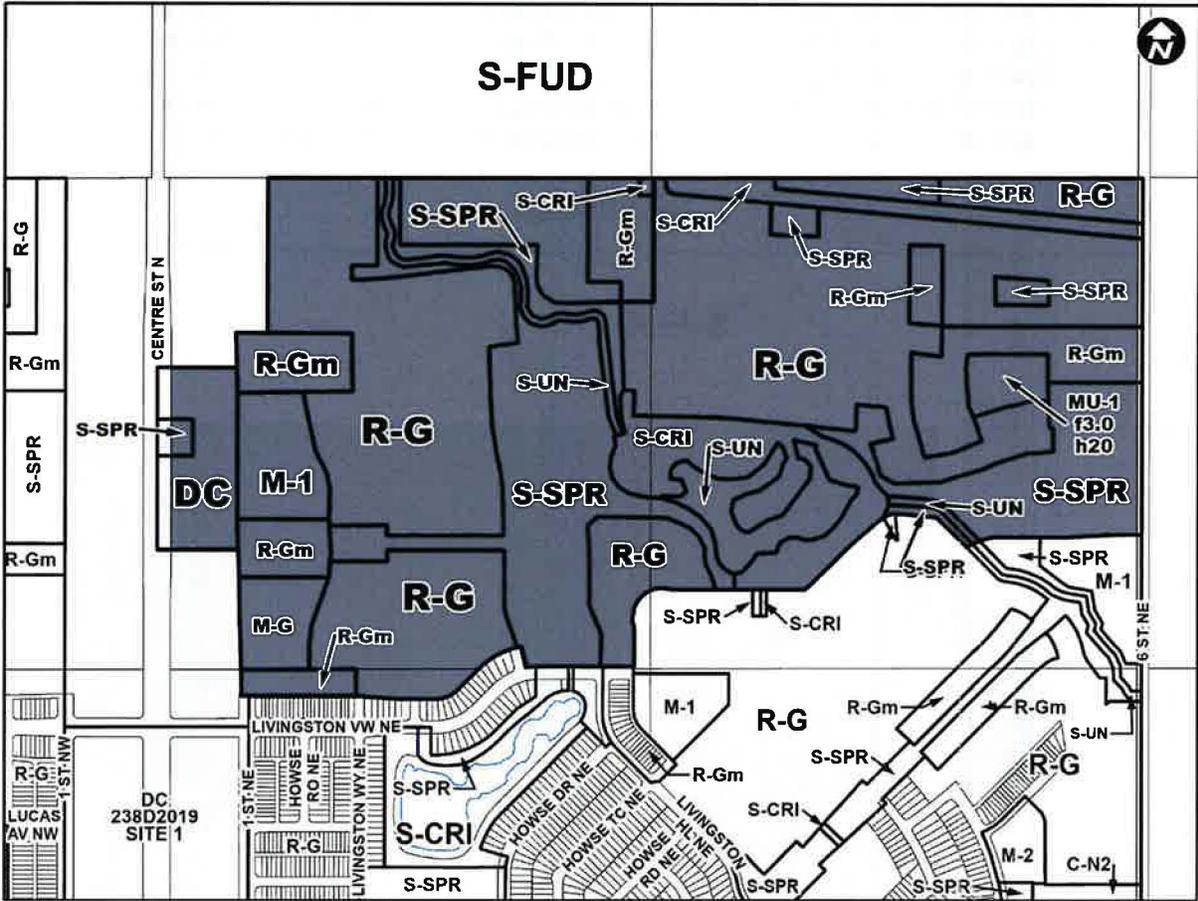
# Proposed Direct Control District (Based on C-C2)

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



**SCHEDULE B**



**DIRECT CONTROL DISTRICT**

**Purpose**

- 1 This Direct Control District Bylaw is intended to:
  - (a) allow residential uses to be located on the ground floor of buildings; and
  - (b) implement the policies of the Keystone Hills Area Structure Plan.

**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 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) **Assisted Living;**
- (b) **Residential Care;**
- (c) **Night Club;**
- (d) **Place of Worship – Medium; and**
- (e) **Wind Energy Conversion System – Type 1.**

**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 5.0.

**Building Height**

8 The maximum **building height** is 32.0 metres.

**Location of Uses Within Buildings**

9 **Assisted Living, Dwelling Units, Live Work Units and Residential Care** may be located on the ground floor of a **building**.

**Relaxations**

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

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER

APR 21 2022

ITEM: 7.2.7 CRC 2022-6434

Distribution - Document

CITY CLERK'S DEPARTMENT