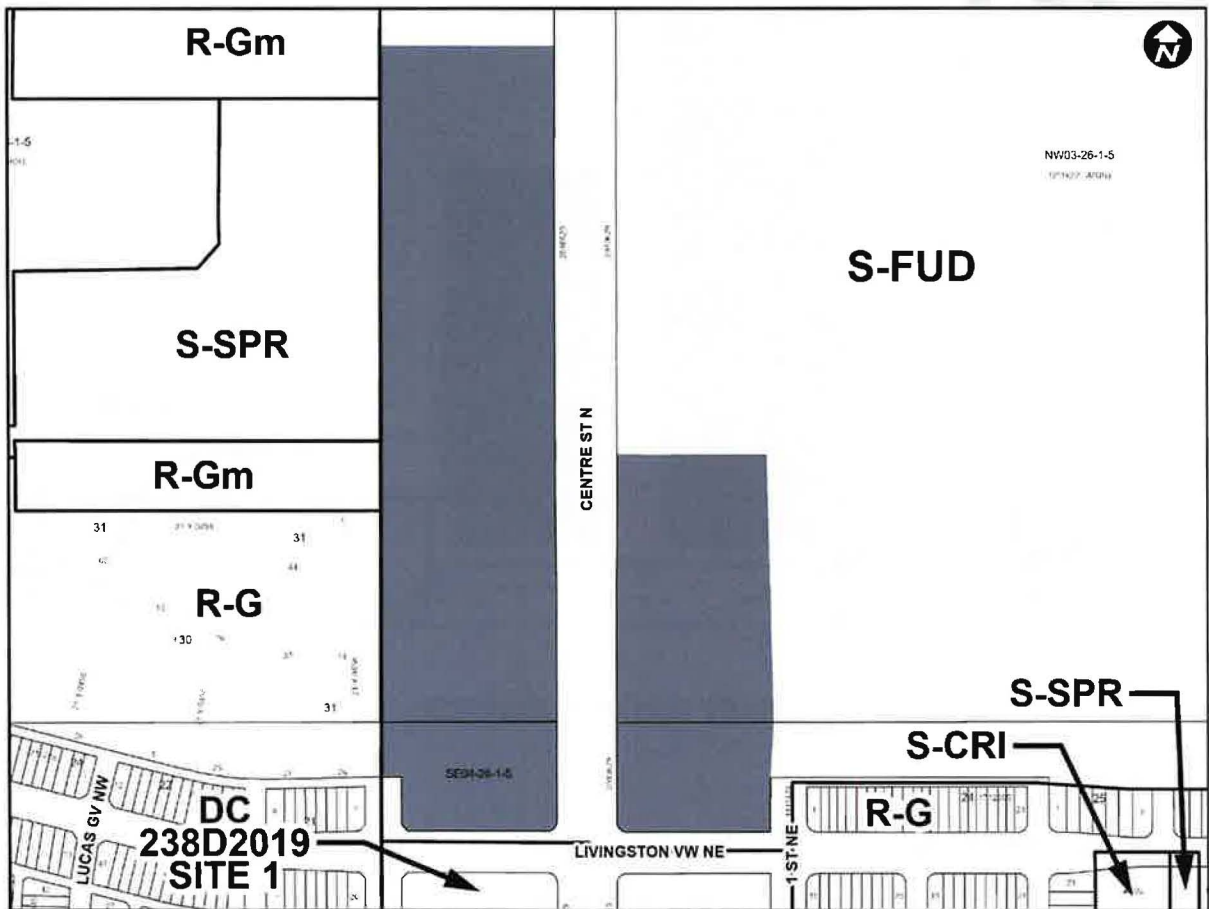


## Proposed Direct Control District (Based on MU-1)

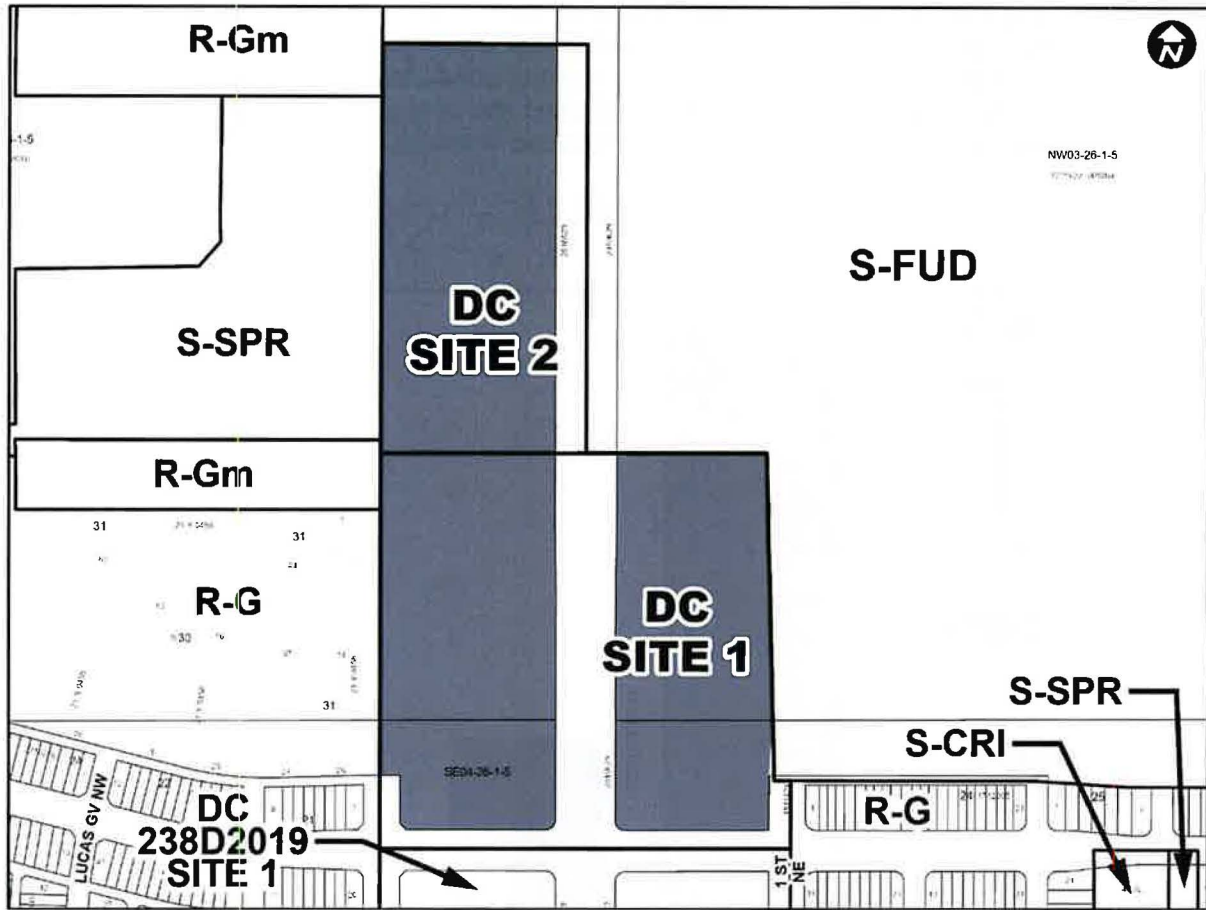
1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including 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  
APR 21 2022  
ITEM: 7.2.7 CPC2022-0434  
*Distribution - Presentation*  
CITY CLERK'S DEPARTMENT

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

### Discretionary Uses

- 5 The **discretionary uses** of the Mixed Use - General (MU-1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) Cinema;
- (b) Conference and Event Facility;
- (c) Dinner Theatre;
- (d) Drinking Establishment – Large
- (e) Drinking Establishment – Medium;
- (f) Museum;
- (g) Performing Arts Centre; and
- (h) Place of Worship – Large.

### Bylaw 1P2007 District Rules

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

### Building Orientation

- 7 **Units** located at **grade** with an exterior wall facing a **street** must provide:

- (a) individual, separate, direct access to **grade**;
- (b) an entrance that is visible from the **street**; and
- (c) sidewalks that provide direct exterior access to the **unit**.

### Rules for Facades Facing a Street

- 8 Lobbies or entrances for upper floor **uses** must not occupy more than 20.0 per cent of the at **grade** façade facing a **street**. For **laneless parcels**, portions of façades dedicated to underground parking and loading entrances must not be included as part of the at **grade** façade for the purposes of this rule.

### Vehicle Access

- 9 (1) Unless otherwise referenced in subsection (2), where the **parcel** shares a **rear property line** or **side property line** with a **lane**, all vehicle access to the **parcel** must be from the **lane**.
- (2) Where a **parcel** shares a **rear property line** or **side property line** with a **lane**, but access from the **lane** is not physically feasible due to elevation differences between the **parcel** and the **lane**, vehicle access may be from a **street**.

**Façade Width for Uses Facing a Street**

10 There is no minimum or maximum façade width for a **building** façade that faces a **street**.

**Setback Area**

11 (1) Where a **parcel** shares a **property line** with a **lane**, the **setback area** must have a minimum depth of 7.5 metres measured from the **property line** that the **adjacent parcel** shares with the **lane**.

(2) In all other cases, there is no requirement for a **setback area**.

**Site 1 (± 11.32 hectares)**

**Application**

12 The provisions in Sections 13 through 14 apply only to Site 1.

**Floor Area Ratio**

13 The maximum **floor area ratio** is 3.5.

**Building Height**

14 The maximum **building height** is 20.0 metres.

**Site 2 (± 2.88 hectares)**

**Application**

15 The provisions in Sections 16 through 17 apply only to Site 2.

**Floor Area Ratio**

16 The maximum **floor area ratio** is 5.0.

**Building Height**

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

**Relaxations**

18 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.