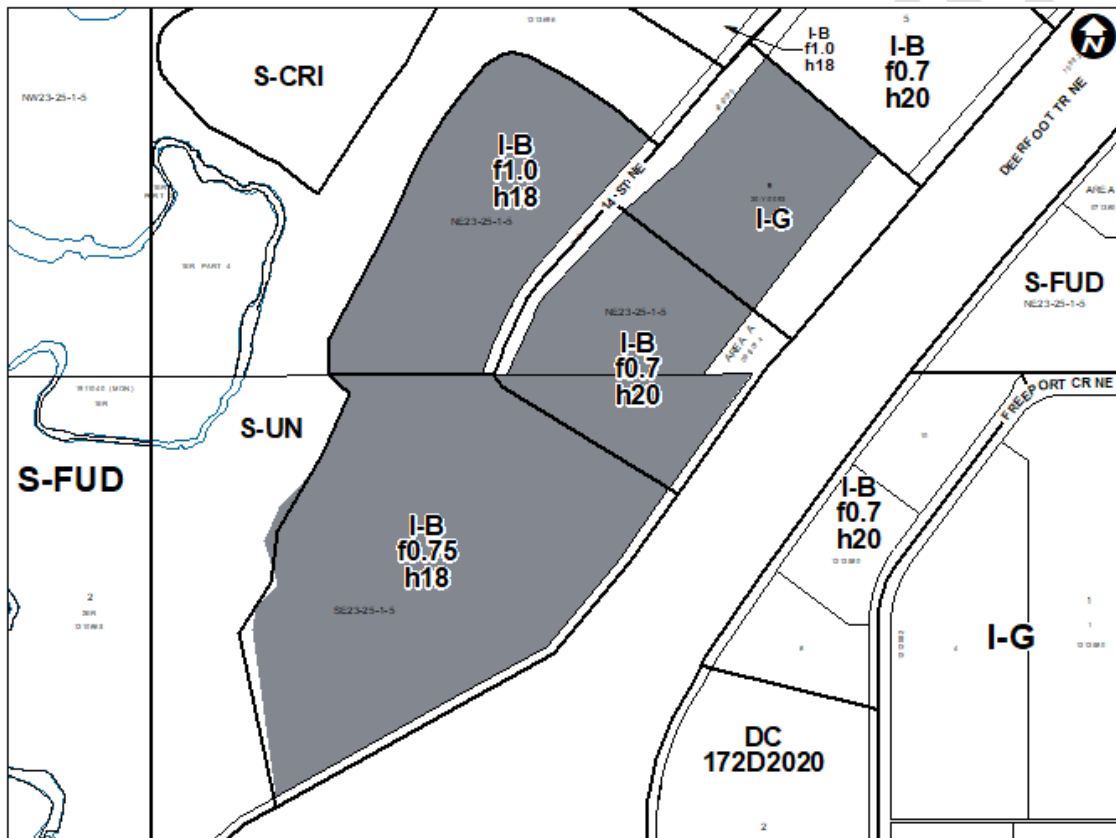


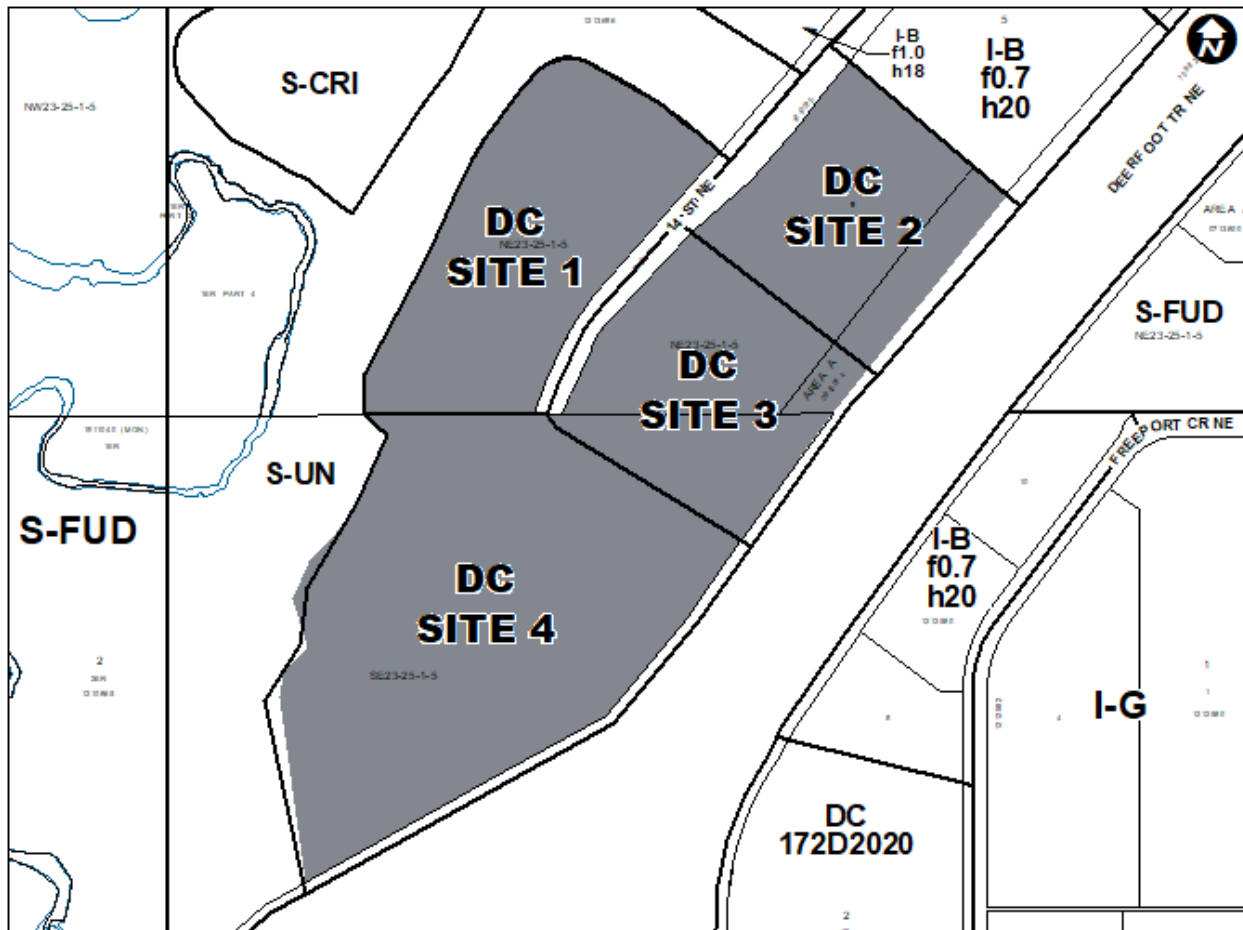
# Proposed Direct Control District (South Sites)

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) provide additional commercial uses that do not compromise the future use of sites for industrial development; and
  - (b) limit the area of commercial uses to preserve land and buildings for industrial uses.

**Compliance with Bylaw 1P2007**

- 2 Unless otherwise specified, the rules and provisions of Part 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 - General (I-G) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the addition of the following **uses** when they are located within existing approved **buildings**:

- (a) **Artist's Studio;**
- (b) **Computer Games Facility;**
- (c) **Financial Institution;**
- (d) **Fitness Centre;**
- (e) **Health Care Service;**
- (f) **Indoor Recreation Facility;**
- (g) **Information and Service Provider;**
- (h) **Liquor Store;**
- (i) **Office;**
- (j) **Pawn Shop;**
- (k) **Print Centre;**
- (l) **Radio and Television Studio;**
- (m) **Retail and Consumer Service;**
- (n) **Retail Garden Centre;**
- (o) **Seasonal Sales Area;**
- (p) **Service Organization;**
- (q) **Specialized Industrial;**
- (r) **Take-out Food Service;**
- (s) **Vehicle Sales – Minor; and**
- (t) **Veterinary Clinic.**

### Discretionary Uses

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

(2) The **discretionary uses** of the Industrial - General (I-G) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District:

- (a) with the addition of:
  - (i) **Cannabis Store;**
  - (ii) **Drinking Establishment – Small;**
  - (iii) **Drinking Establishment – Medium;**
  - (iv) **Post-secondary Learning Institution;**
  - (v) **Place of Worship – Large;**
  - (vi) **Place of Worship – Medium;**
  - (vii) **Printing, Publishing, and Distributing;**
  - (viii) **Recreational Vehicle Sales; and**
  - (ix) **Specialty Food Store; and**
- (b) With the exclusion of:
  - (i) **Office;**
  - (ii) **Print Centre;**

- (iii) **Take Out Food Service;** and
- (iv) **Vehicle Sales – Minor.**

(3) Section 908(3) of Bylaw 1P2007 does not apply in this Direct Control District.

#### **Bylaw 1P2007 District Rules**

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

#### **Use Area**

- 7
- (1) The maximum **use area** for a **Retail and Consumer Service** or **Information and Service Provider** and any **use** combined with them is 465.0 square metres.
  - (2) The maximum **public area** for a **Restaurant: Food Service Only** or **Restaurant: Licensed** is 300.0 square metres.
  - (3) The additional **uses** listed in Sections 4 and 5 of this Direct Control District Bylaw must have an entrance that is visible from the **street**.
  - (4) A minimum of 50.0 per cent of the **uses** in this Direct Control District must be listed **uses** in Sections 907 or 908 of the Industrial - General (I-G) District of Bylaw 1P2007.

#### **Gross Floor Area for Offices and Administrative Areas**

- 8
- (1) Unless otherwise referenced in subsection (2) or (3), there is no maximum **use area** for an **Office** when it is located on a **parcel** with an area less than 0.4 hectares.
  - (2) On a **parcel** of 0.4 hectares or greater, the cumulative **gross floor area** of **Office uses** must not exceed 50.0 per cent of the **gross floor area** of the **building**.
  - (3) Areas in a **building** used for administration or to provide work space to employees of a **use** will not be included when determining compliance with subsections (1) and (2), provided:
    - (a) the administration or work space area is located in the same **use area** as the **use** that it serves; and
    - (b) the principal **use** is not an **Office**.

#### **Parcel Area**

9 The minimum area of a **parcel** in this Direct Control District is 1.75 hectares.

#### **Site 1 (3.62 hectares (8.94 acres))**

#### **Application**

10 In this Direct Control District Bylaw the provisions of Section 11 apply only to Site 1.

**Floor Area Ratio**

11 The maximum *floor area ratio* is 1.0.

**Site 2 (2.63 hectares (6.50 acres))**

**Application**

12 In this Direct Control District Bylaw the provisions of Section 13 apply only to Site 2.

**Floor Area Ratio**

13 The maximum *floor area ratio* is 1.0.

**Site 3 (2.80 hectares (6.92 acres))**

**Application**

14 In this Direct Control District Bylaw the provisions of Section 15 apply only to Site 3.

**Floor Area Ratio**

15 The maximum *floor area ratio* is 0.7.

**Site 4 (6.48 hectares (16.01 acres))**

**Application**

16 In this Direct Control District Bylaw the provisions of Section 17 apply only to Site 4.

**Floor Area Ratio**

17 The maximum *floor area ratio* is 0.75.

**Relaxations**

- 18 (1) The **Development Authority** may relax the rules set out in Sections 6, 7(1), 7(2), 7(3) and 8 of this Direct Control District Bylaw, in accordance with Sections 31 and 36 of Bylaw 1P2007.
- (2) The **Development Authority** may relax the rules in subsection 7(4) provided:
- (a) the requirements of sections 31 and 36 of 1P2007 has been met; and
  - (b) it has been demonstrated to the **Development Authority** that a sufficient percentage of industrial development have been provided within the area.