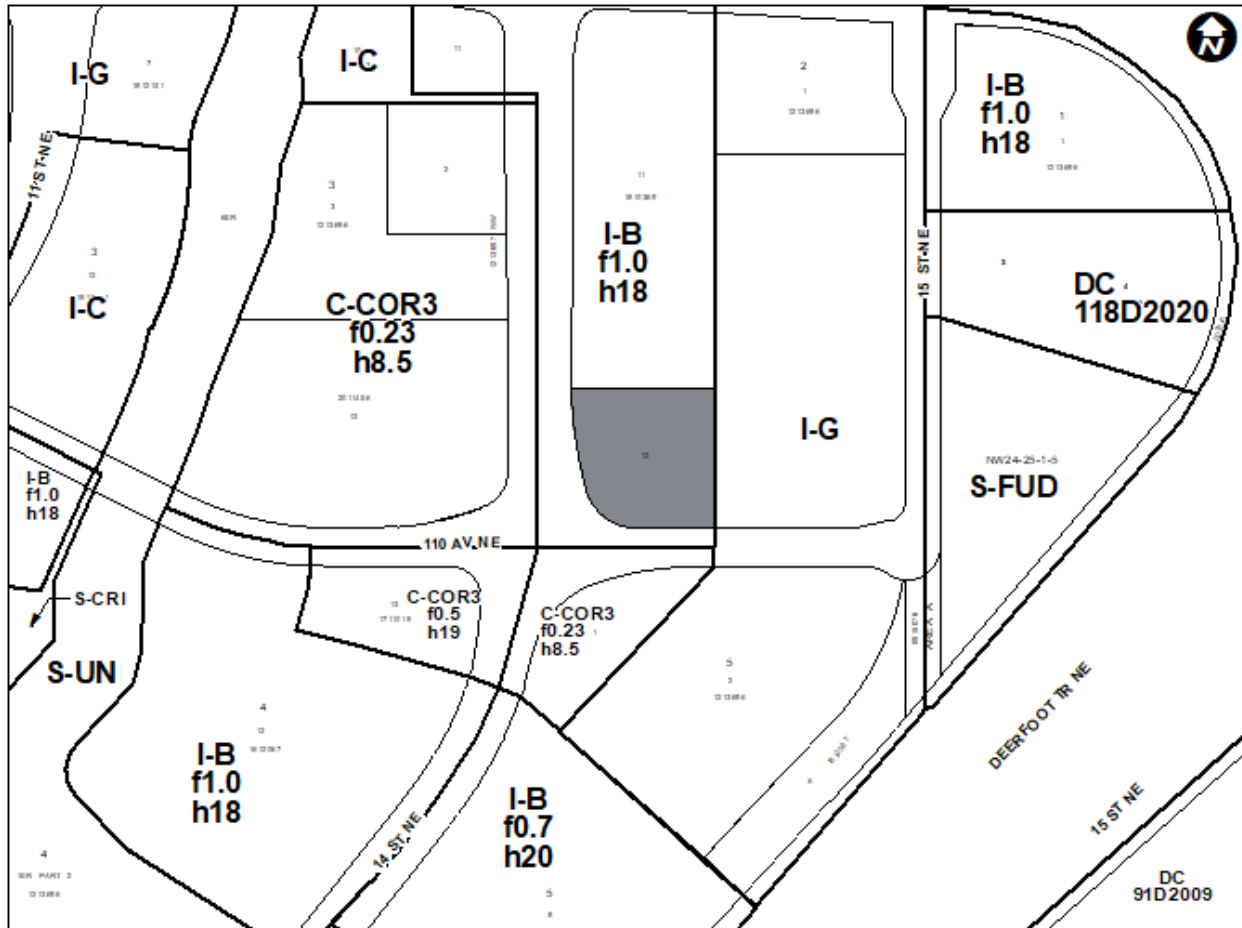
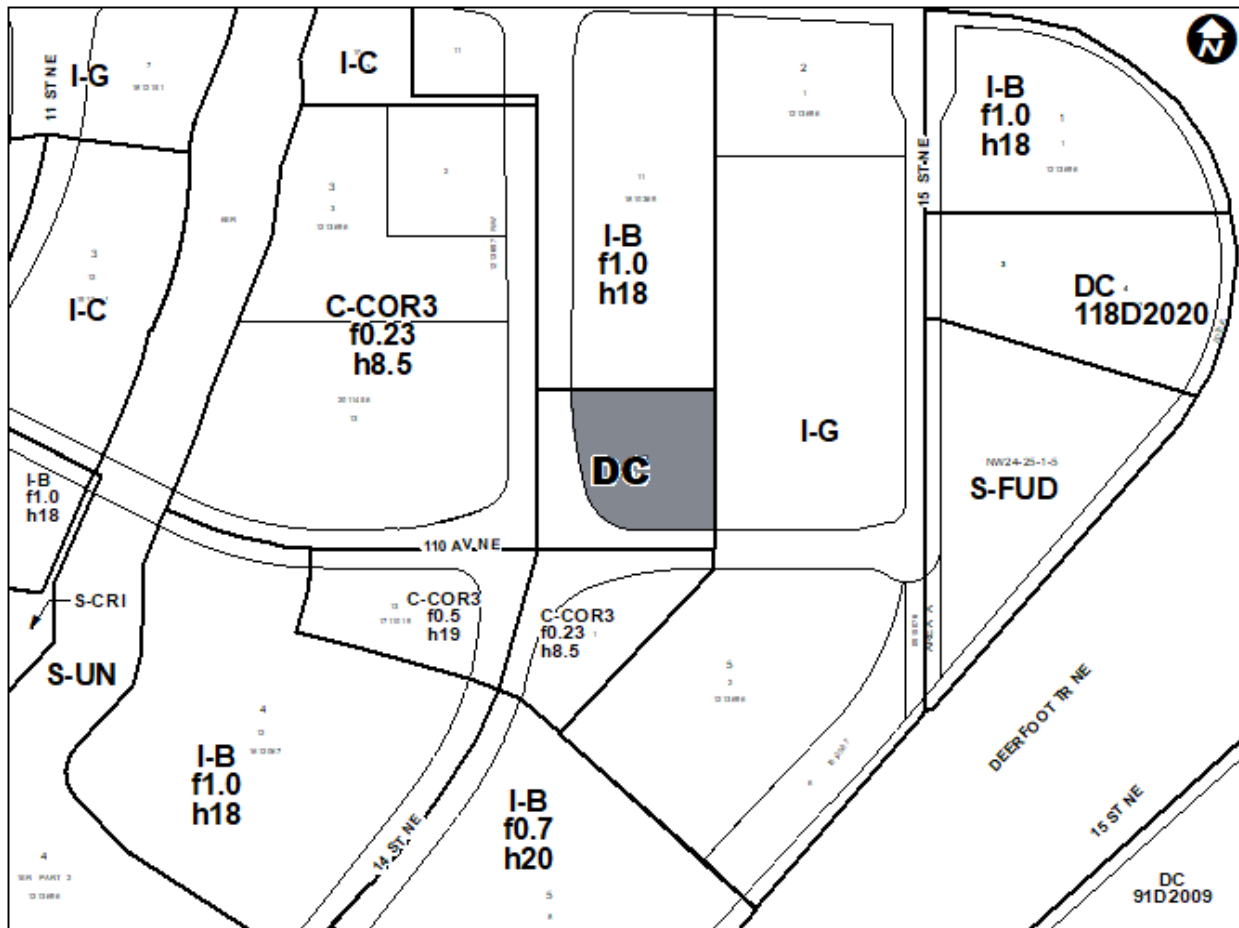


# Proposed Direct Control District (Centre Site)

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 provide commercial uses that do not compromise the future use of sites for industrial development.

**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) Convenience Food Store;
- (b) Financial Institution;
- (c) Fitness Centre;
- (d) Health Care Service;
- (e) Health Services Laboratory — Without Clients;
- (f) Information and Service Provider;
- (g) Instructional Facility;
- (h) Library;
- (i) Museum;
- (j) Office;
- (k) Pet Care Service;
- (l) Print Centre;
- (m) Radio and Television Studio;
- (n) Restaurant – Food Service Only;
- (o) Restaurant – Licensed;
- (p) Retail and Consumer Service;
- (q) Service Organization;
- (r) Specialty Food Store;
- (s) Supermarket;
- (t) Take Out Food Service;
- (u) Vehicle Rental — Minor;
- (v) Vehicle Sales — Minor; and
- (w) 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) Computer Games Facility;
    - (iii) Conference and Event Facility;
    - (iv) Drinking Establishment – Large;
    - (v) Drinking Establishment – Medium;
    - (vi) Drinking Establishment – Small;
    - (vii) Funeral Home;
    - (viii) Gaming Establishment – Bingo;
    - (ix) Gas Bar;
    - (x) Indoor Recreation Facility;
    - (xi) Liquor Store;
    - (xii) Night Club;
    - (xiii) Pawn Shop;
    - (xiv) Payday Loan;
    - (xv) Place of Worship – Small;
    - (xvi) Post-secondary Learning Institution;

- (xvii) **Printing, Publishing and Distributing;**
- (xviii) **Recreational Vehicle Sales;**
- (xix) **Seasonal Sales Area;**
- (xx) **Social Organization;**
- (xxi) **Vehicle Rental – Major;**
- (xxii) **Vehicle Sales – Major; 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 - 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 16.0 metres.

#### **Use Area**

9 (1) The maximum *use area* for a **Retail and Consumer Service** or **Information and Service Provider** combined with any other *use* is 465.0 square metres.

(2) The maximum *public area* for a **Restaurant: Food Service Only** or **Restaurant: Licensed** is 300.0 square metres.

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

10 (1) Unless otherwise referenced, 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**.

#### **Relaxations**

- 11 The ***Development Authority*** may relax the rules set out in Sections 6 through 10 of this Direct Control District Bylaw, in accordance with Sections 31 and 36 of Bylaw 1P2007.

TEXT FOR DISCUSSION