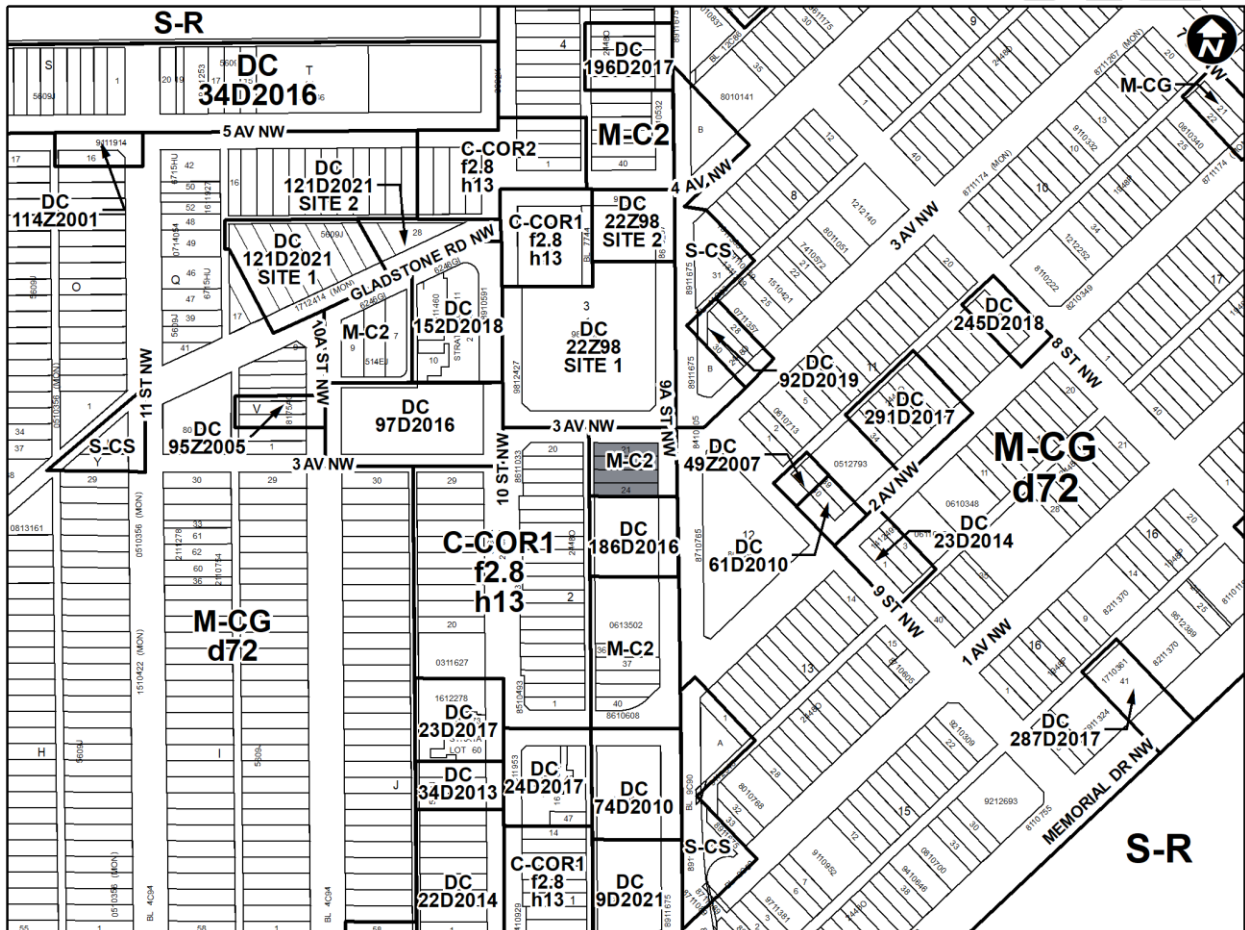


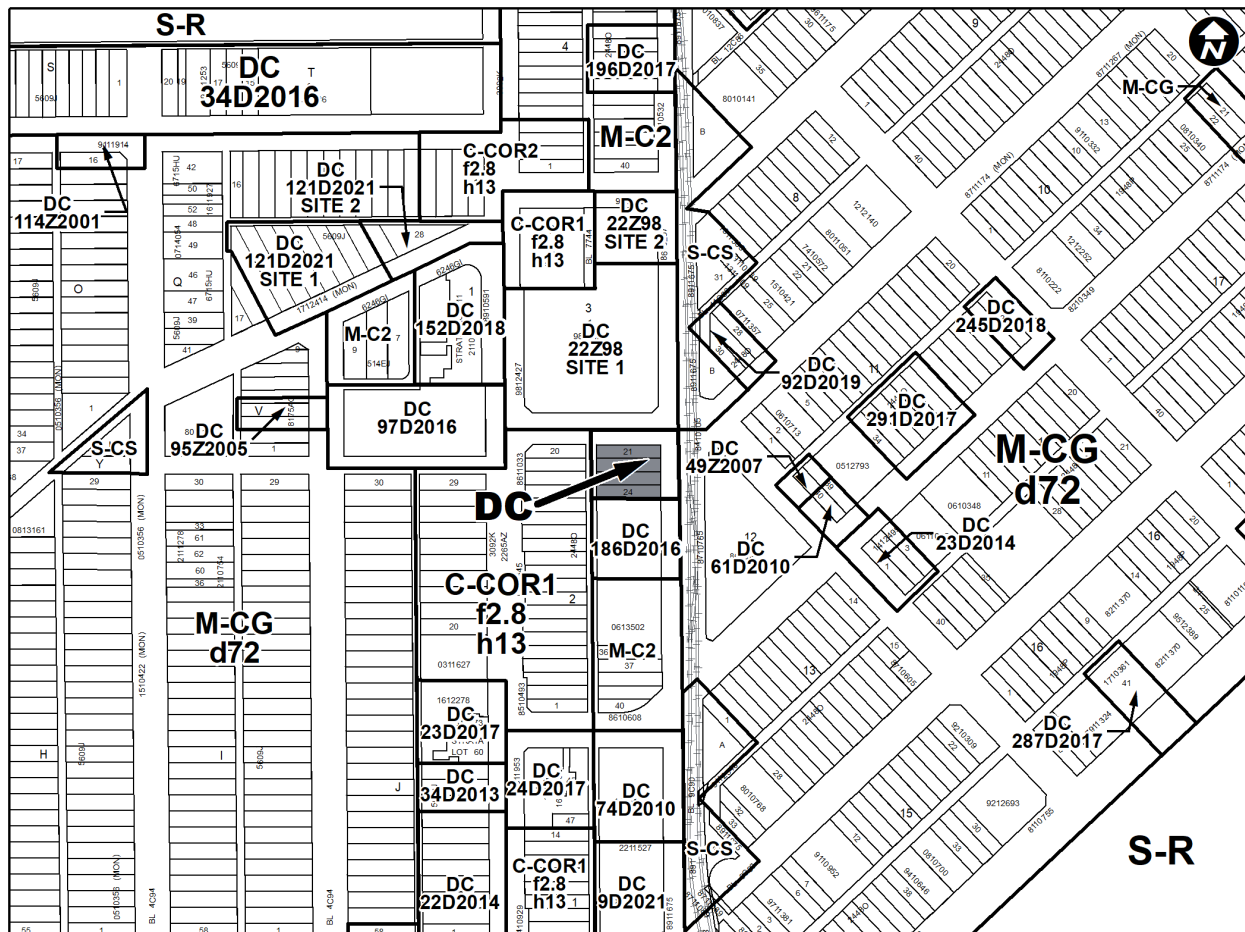
# Proposed Direct Control District

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 for transit supportive mixed-use development;
  - (b) allow for additional building height and floor area;
  - (c) implement the density bonus provisions of the applicable Area Redevelopment Plan; and
  - (d) establish conditions for motor vehicle parking requirement reductions.

**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.

**General Definitions**

- 4 In this Direct Control District Bylaw:

- (a) “**bicycle repair facility**” means a secure indoor space within the **development**, made available to all tenants of that **development**, that provides basic equipment for the maintenance of bicycles.
- (b) “**electric vehicle parking stall - capable**” means a **motor vehicle parking stall** capable of supporting a minimum of 40 Amps at 208 Volts or 240 Volts for electrical vehicle charging which must include the installation of distribution panels, electrical capacity, and wall and floor penetrations to accommodate future charging cabling, and may include electric vehicle energy management system.

**Permitted Uses**

- 5 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**

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

**Bylaw 1P2007 District Rules**

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

**Floor Area Ratio**

- 8 (1) Unless otherwise referenced in subsection (2), the maximum **floor area ratio** is 2.5.
- (2) The maximum **floor area ratio** provided in subsection (1) may be increased to a maximum of 9.0 in accordance with the density bonus provisions contained in Section 9 of this Direct Control District Bylaw.

**Density Bonus**

- 9 (1) The maximum **floor area ratio** may be increased from 2.5 to 5.0 in accordance with the following:
- (a) For the purposes of this section, “cash contribution rate” means: \$19.77 per square metre for the year 2023. The cash contribution rate will be adjusted annually on January 1 by the **Development Authority**, based on the Statistics Canada Consumer Price Index for Calgary.
  - (b) A **density** bonus may be earned by a contribution to the Hillhurst/Sunnyside Community Amenity Fund, such that:

cash contribution amount = cash contribution rate x total floor area in square metres above the **floor area ratio** of 2.5.

(2) Where the maximum **floor area ratio** has been increased to 5.0 in accordance with subsection (1), the maximum **floor area ratio** may be further increased from 5.0 to 9.0 in accordance with the following:

(a) For the purposes of this section: “incentive rate” means: \$70.00 per square metre for the year 2023. The incentive Rate will be adjusted annually on January 1 by the **Development Authority**, based on the Statistics Canada Consumer Price Index for Calgary.

(b) A **density** bonus may be earned by a contribution to the Hillhurst/Sunnyside Community Amenity Fund, such that:

cash contribution amount = incentive rate x total floor area in square metres above the **floor area ratio** of 5.0.

### Building Height

10 The maximum **building height** is 50.0 metres.

### Motor Vehicle Parking Stall Reduction

11 (1) The minimum **motor vehicle parking stall** requirement may be reduced to 0.0 stalls per unit for resident parking where the following transportation demand management measures are provided and implemented as a condition of a **development permit**:

(a) provision of 0.5 **bicycle parking stalls – class 1** per **unit**; and

(b) provision of a **bicycle repair facility**.

### Electric Vehicle Parking Stalls

12 (1) 100.0 per cent of **visitor parking stalls** provided must be **electric vehicle parking stalls – capable**.

### Relaxations

13 The **Development Authority** may relax the rules contained in Section 7 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.