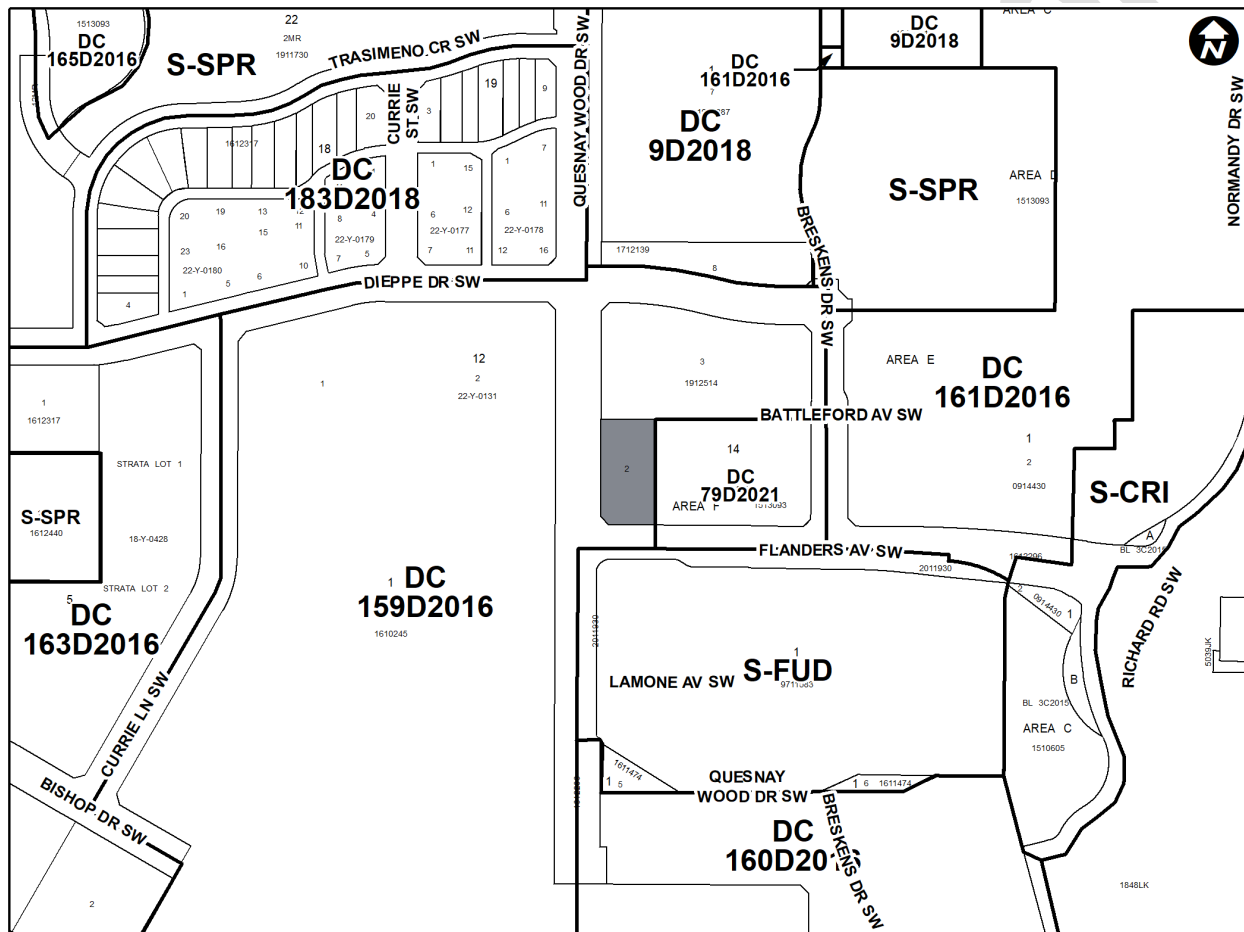
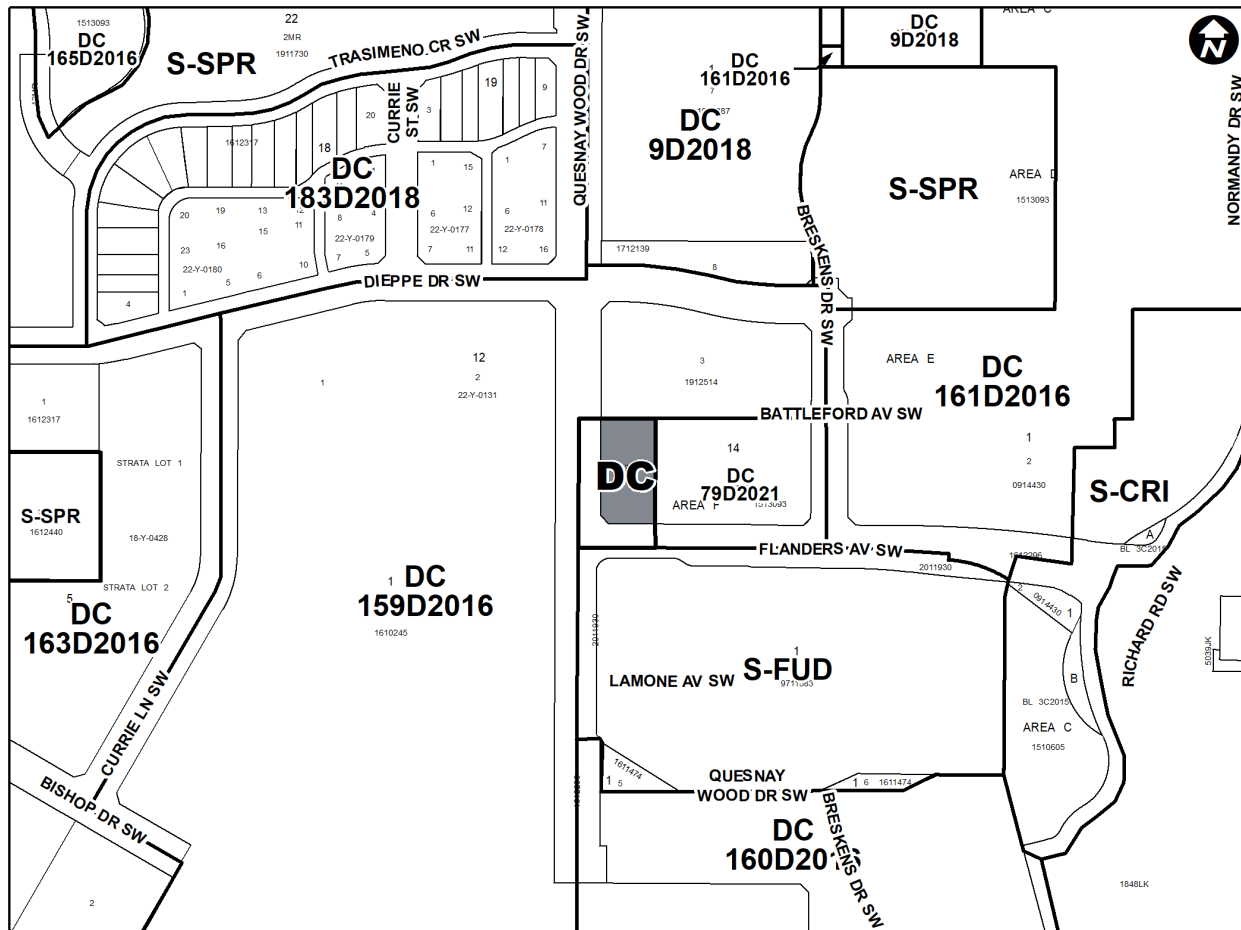


Proposed Direct Control District

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:
- accommodate mixed-use development that is street-oriented; and
 - allow for smaller building setback to create an efficiently designed building.

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 with the addition of:

- (a) **Museum.**

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) **Billiard Parlour;**
- (b) **Cinema;**
- (c) **Conference and Event Facility;**
- (d) **Drinking Establishment – Large;**
- (e) **Drinking Establishment – Medium;**
- (f) **Food Kiosk;**
- (g) **General Industrial – Light; and**
- (h) **Performing Arts Centre.**

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 Height

7 The maximum **building height** is 26.0 metres.

Setback Area

- 8 (1) The minimum **building setback** from a **property line** shared with Quesnay Wood Drive SW is 3.0 metres.
- (2) The minimum **building setback** from a **property line** shared with Flanders Avenue SW is 2.0 metres.
- (3) There is no minimum **building setback** for an underground parkade from a **property line**.

Use Area

9 There is no maximum **use** area.

Relaxations

10 The **Development Authority** may relax the rules contained in Sections 6 through 9 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.