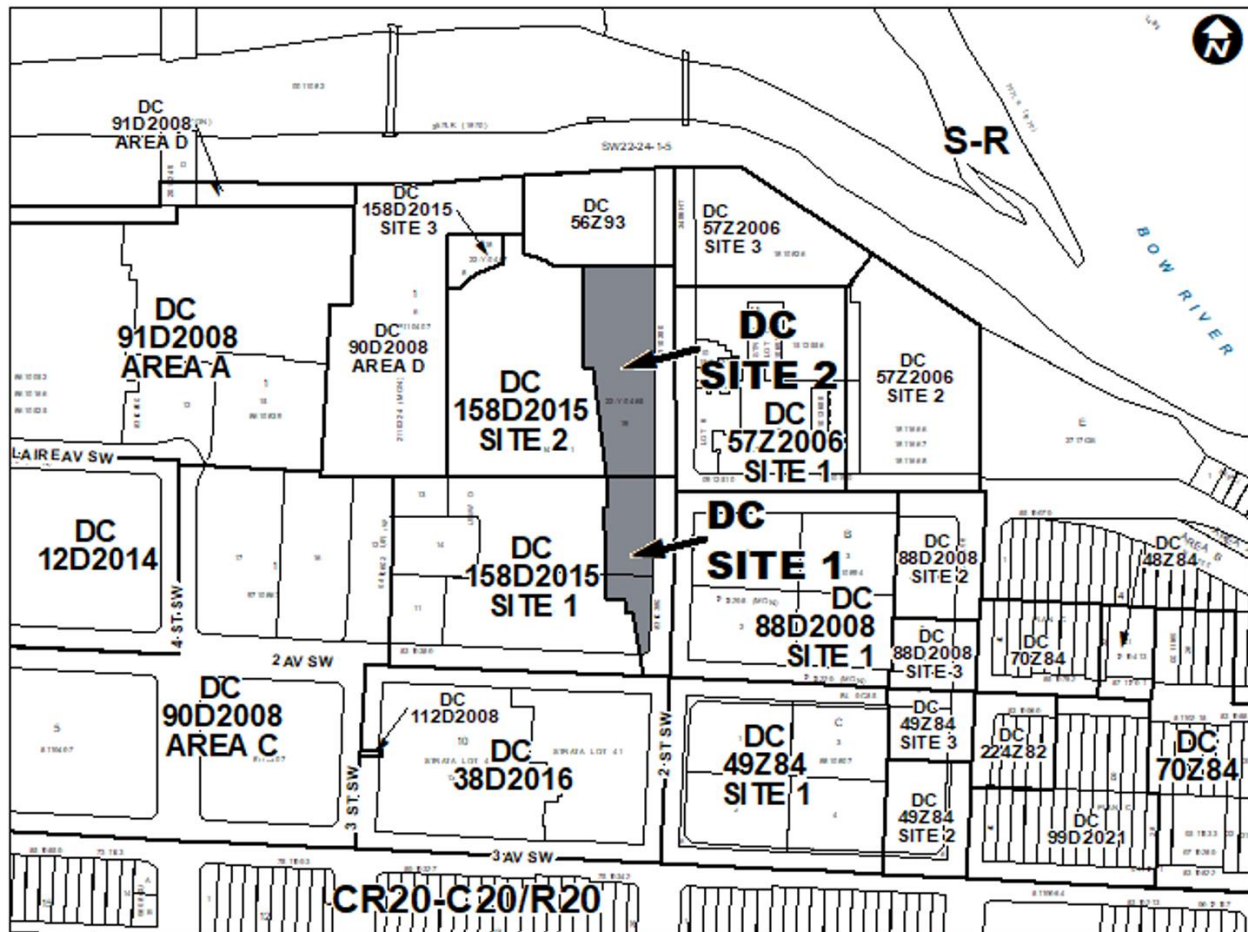


SCHEDULE B**DIRECT CONTROL DISTRICT****Purpose**

- 1 This Direct Control District Bylaw is intended to:
 - (a) provide for medium to high density mixed-use development with active street-oriented uses;
 - (b) have a shared parking strategy that accommodates centralized parking facilities for all sites; and
 - (c) allow for a building form that is sensitive to adjoining residential districts.

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:

- (a) “**Eau Claire Plaza**” means those lands legally described, as of the date of adoption of this Direct Control District Bylaw, as Plan 8110407; Block 1; Lot 6.

Defined Uses

- 5 In this Direct Control District:

- (a) “**Residential Sales Centre – Temporary**” means a use:
- (i) where **units** are offered for sale to the public;
 - (ii) that may include sales offices and displays of materials used in the construction of the **units** that are offered for sale;
 - (iii) is a use within the Sales Group in Schedule A to this bylaw;
 - (iv) must not operate for longer than four (4) years;
 - (v) does not require **motor vehicle parking stalls**; and
 - (vi) does not require **bicycle parking stalls – class 1 or class 2**.

Permitted Uses

- 6 The **permitted uses** of the Commercial Residential District (CR20-C20/R20) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 7 The **discretionary uses** of the Commercial Residential District (CR20-C20/R20) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Parking Lot - Grade (temporary)**; and
- (b) **Residential Sales Centre - Temporary**.

Bylaw 1P2007 District Rules

- 8 (1) Unless otherwise specified, the rules of the Commercial Residential District (CR20-C20/R20) of Bylaw 1P2007 apply in this Direct Control District.
- (2) Rules 1313, 1315, 1320, 1321, 1322, 1323 and 1326 of the Commercial Residential District (CR20-C20/R20) of Bylaw 1P2007 do not apply in this Direct Control District.

Sunlight Protection Areas

- 9 (1) The following sunlight protection areas must not be placed in greater shadow

by a **development** as measured on September 21, at the times and locations indicated for each area, than were already existing on the date the **development permit** was applied for:

- (a) The Riverbank (not including the Riverbank Promenade and between 3 Street and 7 Street SW): an area 20.0 metres wide abutting the southern top of bank of the Bow River, from 10:00 a.m. to 4:00 p.m., Mountain Daylight Time;
 - (b) The Riverbank Promenade (between 3 Street SW and 2 Street SW): an area 9.0 metres wide abutting the southern top of bank of the Bow River, from 10:00 a.m. to 4:00 p.m., Mountain Daylight Time;
 - (c) Barclay Parade (from the south boundary of Eau Claire Plaza to 2 Avenue SW): the westerly 8.0 metres of the right-of-way of Barclay Parade from 12:30 p.m. to 1:30 p.m., Mountain Daylight Time; and
 - (d) Barclay Parade (from the south boundary of Eau Claire Plaza to 2 Avenue SW): the easterly 8.0 metres of the right-of-way of Barclay Parade from 1:30 p.m. to 2:30 p.m., Mountain Daylight Time.
- (2) The **Eau Claire Plaza** must not be placed in greater shadow by a **development** as measured on September 21, at the times and locations indicated for each area, than were already existing on the date the **development permit** was applied for:
- (a) South of a line drawn parallel to and 52.0 metres northward from the south boundary of **Eau Claire Plaza** and east of a line drawn parallel to and 14.0 metres westward from the east boundary of **Eau Claire Plaza**, from 10:00 a.m. to 12:30 p.m., Mountain Daylight Time;
 - (b) South of a line drawn parallel to and 34.0 metres northward from the south boundary of **Eau Claire Plaza** from 12:30 p.m. to 2:30 p.m., Mountain Daylight Time; and
 - (c) South of a line drawn parallel to and 34.0 metres northward from the south boundary of **Eau Claire Plaza** and east of a line drawn parallel to and 15.0 metres westward from the east boundary of **Eau Claire Plaza**, at 2:30 p.m. to 4:00 p.m. Mountain Daylight Time.

Floor Plate Restrictions

- 10 (1) Each floor of a **building** located partially or wholly above 36.0 metres above **grade** containing **Assisted Living, Dwelling Units, Hotel** suites, or **Live Work Units**, has a maximum:
- (a) **floor plate area** of 1600.0 square metres; and
 - (b) horizontal dimension of 85.0 metres.

- (2) Each floor of a **building** located partially or wholly above 36.0 metres above **grade** and not containing **Assisted Living, Dwelling Units, Hotel** suites or **Live Work Units**, has a maximum:
- (a) **floor plate area** of 3000.0 square metres; and
 - (b) horizontal dimension of 85.0 metres.

Use Area

- 11 (1) Unless otherwise referenced in this section, the maximum **use area** for **uses** located on the ground floor of a **building** is 1200.0 square metres.
- (2) The maximum **use area** of a **Financial Institution** when located on the ground floor of a **building** is 465.0 square metres.
- (3) The maximum **use area** of a **Hotel** when located on the ground floor of a **building** is 2000.0 square metres.
- (4) For **Retail and Consumer Service, Supermarket** or a **Supermarket** combined with any other **use**, the maximum **use area** on the ground floor of a building is 3000.0 square metres with the exception of one such **use area** with a maximum of 3600.0 square metres.
- (5) The following **uses** do not have a maximum **use area**:
- (a) **Cinema;**
 - (b) **Conference and Event Facility;**
 - (c) **Dinner Theatre;**
 - (d) **Library;**
 - (e) **Museum;**
 - (f) **Parking Lot – Structure;**
 - (g) **Performing Arts Centre;**
 - (h) **Protective and Emergency Service; and**
 - (i) **Utility Building.**

Location of Uses within Buildings

- 12 (1) **Office** must not be located on the ground floor of a **building**, unless associated with the **Public Transit System**.
- (2) The following **uses** must not be located on the second floor of a **building** where the **building** is connected to the **Plus 15 Network** and where there is no other **use** located between these **uses** and the **Plus 15 Network**:
- (a) **Addiction Treatment;**
 - (b) **Assisted Living;**
 - (c) **Custodial Care;**
 - (d) **Dwelling Unit;**
 - (e) **Live Work Unit;**
 - (f) **Place of Worship – Medium;**
 - (g) **Residential Care;**

- (h) **School – Private;**
- (i) **School Authority – School;** and
- (j) **Social Organization.**

Building Separation

- 13 The façade of a **building** located above 36.0 metres from **grade** must provide a minimum horizontal separation of 18.0 metres from the façade of any other **building** on the same **parcel**.

Use of Parking Areas

- 14 (1) All **uses** may share an entrance to areas of a **Parking Lot – Structure**.
- (2) **Motor vehicle parking stalls** and **bicycle parking stalls** provided for **uses** on Site 1 and Site 2 may be shared and located on any one site or both sites.
- (3) **Motor vehicle parking stalls** and **bicycle parking stalls** provided for **uses** within this Direct Control District may be located on a separate **parcel** from the **use** in accordance with Part 3 of Bylaw 1P2007.

Motor Vehicle Parking Stalls

- 15 (1) For **Assisted Living, Custodial Care, and Residential Care** the minimum number of required **motor vehicle parking stalls** is the requirement referenced in Part 4 of Bylaw 1P2007.
- (2) For **Dwelling Units** or **Live Work Units**:
- (a) The minimum **motor vehicle parking stall** requirement is 0.5 stalls per **unit**.
 - (b) The maximum number of **motor vehicle parking stalls** that may be provided is:
 - (i) 1.0 stalls per **unit** where the **gross floor area** of the **unit** is less than or equal to 125.0 square metres;
 - (ii) 2.0 stalls per **unit** where the **gross floor area** of the **unit** is greater than 125.0 square metres; and
 - (c) The **visitor parking stall** requirement is 0.1 stalls per **unit**.
- (3) For a **Hotel**, the minimum number of required **motor vehicle parking stalls** is 1.0 per 3.0 guest rooms.
- (4) The following **uses** require a parking study to determine the required minimum number of **motor vehicle parking stalls, bicycle parking stalls — class 1** and **bicycle parking stalls — class 2**:
- (a) **Conference and Event Facility;**
 - (b) **Indoor Recreation Facility;**
 - (c) **Library;**
 - (d) **Museum;**

- (e) **Performing Arts Centre**; and
 - (f) **Post-secondary Learning Institution.**
- (5) Except for **Office, uses** located on the ground floor or second floor of a **building** do not require **motor vehicle parking stalls.**
- (6) For an **Office**, the minimum number of required **motor vehicle parking stalls** is 0.7 per 100.0 square metres of **gross useable floor area.** The **development authority** may consider a relaxation to the minimum number of required **motor vehicle parking stalls** of up to 50 per cent only where:
- (a) an off-site transportation improvements in lieu of parking fee is paid, calculated at the rate per **motor vehicle parking stall** established by **Council** in effect at the time the payment is made; and
 - (b) the rules in Part 3, Section 124 of Bylaw 1P2007 are met.
- (7) For all other **uses** located on the third floor of a **building** and above, the minimum number of required **motor vehicle parking stalls** is 0.7 per 100.0 square metres of **gross usable floor area.**

Short Stay Parking Stalls

- 16 (1) The number of **motor vehicle parking stalls** required in Section 15 may be increased to provide **parking area — short stay** stalls under one of the following options when the **parcel** is located in a Short Stay Parking Area identified in Map 14: Short Stay Parking Areas of Bylaw 1P2007:
- (a) up to a total of 10.0 additional **motor vehicle parking stalls** where such stalls are:
 - (i) located in a portion of the **development** approved for use as a **parking area — short stay**;
 - (ii) included in a parking area which is operated as part of a **scramble parking** arrangement that is open to the public; and
 - (iii) prominently signed at the street level indicating the availability and conditions of use of such stalls; or
 - (b) more than 10.0 additional **motor vehicle parking stalls**, to a maximum of 25.0 per cent of the number of stalls required in Section 15 or 125.0 stalls, whichever is less, where such stalls are:
 - (i) located in a portion of the **development** approved for use as a **parking area — short stay**;
 - (ii) identified through appropriate signage, as **parking area — short stay** stalls;
 - (iii) prominently signed at the street level indicating the availability and conditions of use of such stalls; and

- (iv) adjacent to a road network that the **Development Authority** has determined is capable of handling the added vehicle movements associated with the additional stalls.
- (2) When approving a **development permit** incorporating **parking area — short stay** stalls provided for in subsection (1)(b), the **Development Authority** must impose conditions, including, but not limited to, requiring the applicant to enter into a Special Development Agreement with The City of Calgary which must include provision for the mechanism by which the **development** will be managed to ensure the operation of stalls as **parking area — short stay** stalls available to the public, at minimum, from 7.00 a.m. until 11:00 p.m. Mountain Standard Time seven days a week.

Site 1 (± 0.22 ha)

Application

17 The provisions in Sections 18 through 20 apply only to Site 1.

Floor Area Ratio

- 18 (1) The maximum **floor area ratio** is 10.0.
- (2) The **gross floor area** for transit stops or station entrances integrated as part of a new **development** is excluded from the **floor area ratio** calculation by up to 1.0.

Plus 15 Provisions

- 19 (1) All **development** proposing a **floor area ratio** of 3.0 or above will be required to provide the following **Plus 15 Network** elements for potential connection to the **Plus 15 Network** on the **parcel** and to adjoining **parcels**:
- (a) **Plus 15 Walkway** with an unobstructed width of 4.5 metres oriented in a manner that provides the greatest opportunity for connection to, and extension of, the **Plus 15 Network**, as shown on a plan approved by the **Development Authority**;
 - (b) structural supports, at locations indicated on a plan approved by the **Development Authority**, that would allow for possible expansion of the **Plus 15 Network** by way of a Plus 15 bridge, which must be incorporated into the overall structure and design of the **building**; and
 - (c) vertical movement opportunities between **grade** and the second **storey** within a **building**, which must include:
 - (i) a publicly accessible elevator; and
 - (ii) either a pair of escalators or a staircase with a minimum unobstructed width of 2.0 metres; and

- (d) a financial contribution to the **Plus 15 Fund** in accordance with the Plus 15 Policy.

Maximum Height

20 The maximum **building height** is 127.0 metres.

Site 2 (± 0.43 ha)**Application**

21 The provisions in Sections 22 through 23 apply only to Site 2.

Floor Area Ratio

22 (1) The maximum **floor area ratio** is 4.0.

- (2)** The **gross floor area** for transit stops or station entrances integrated as part of a new **development** is excluded from the **floor area ratio** calculation by up to 1.0.

Maximum Height

23 The maximum **building height** is 70.0 metres.

Relaxations

24 The **Development Authority** may relax the rules contained in Sections 8 (1), 10 through 16, 19, 20 and 23 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.