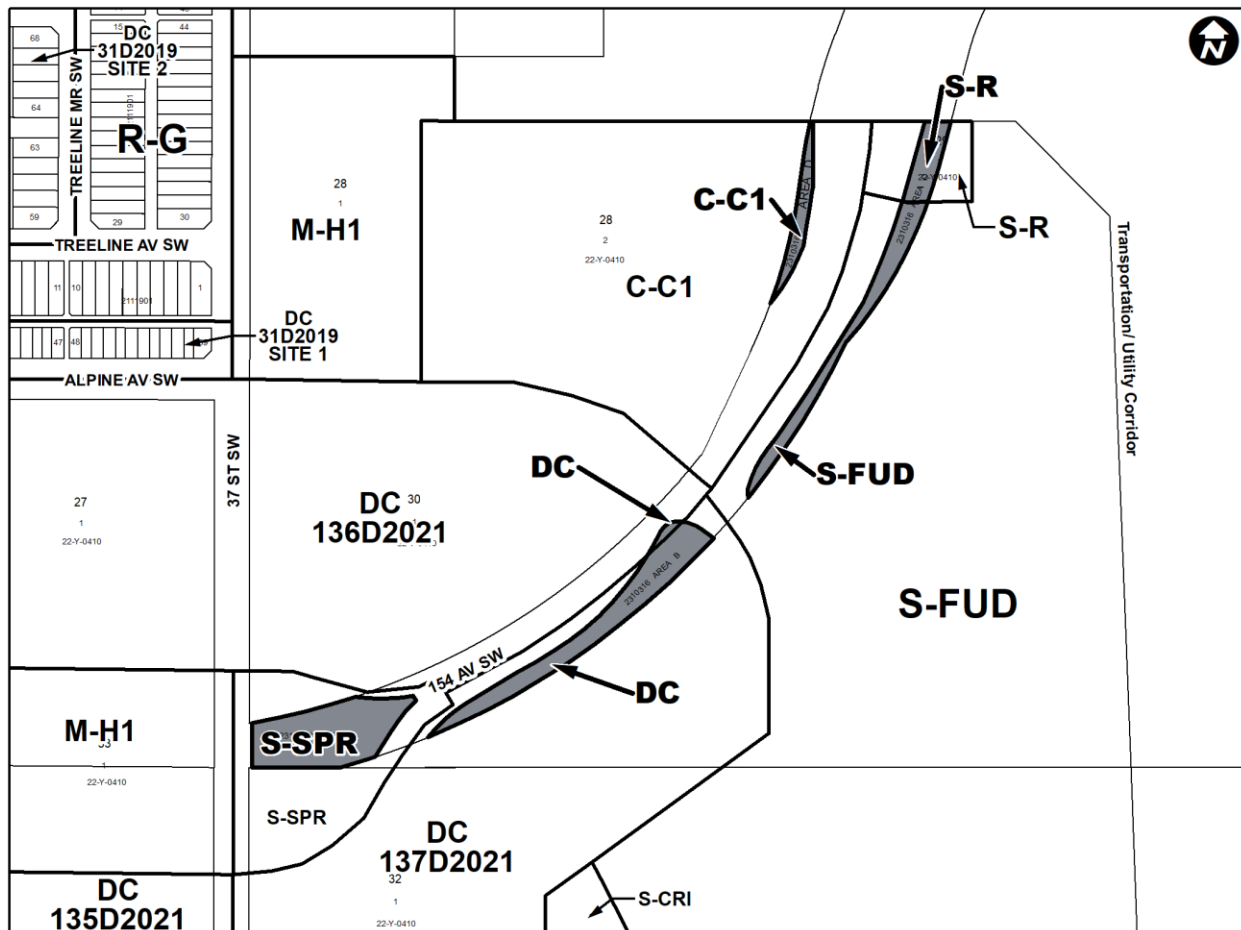


1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule “A” to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule “B” to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule “B”.

The map displays the 31D2019 project area, which includes two sites: SITE 1 and SITE 2. The area is bounded by TREELINE MR SW to the north, TREELINE AV SW to the east, and ALPINE AV SW to the south. The map shows various land use zones, including M-H1, R-G, C-C1, S-R, S-FUD, S-SPR, and S-CRI. The map also shows the location of the 31D2019 project area, which is situated between TREELINE MR SW and TREELINE AV SW. The map includes a north arrow and a scale bar.

Map Labels:

- DC 31D2019 SITE 2** (Top Left)
- R-G** (Top Left)
- TREELINE MR SW** (Top Left)
- TREELINE AV SW** (Top Left)
- ALPINE AV SW** (Bottom Left)
- 37 ST SW** (Left Side)
- DC 31D2019 SITE 1** (Middle Left)
- M-H1** (Middle Left)
- DC 30 136D2021** (Middle Left)
- 154 AV SW** (Bottom Left)
- S-SPR** (Bottom Left)
- DC 32 137D2021** (Bottom Left)
- S-CRI** (Bottom Left)
- C-C1** (Middle Right)
- S-R** (Middle Right)
- S-FUD** (Bottom Right)
- Transportation/Utility Corridor** (Right Side)

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

1 This Direct Control District Bylaw is intended to:

- (a) provide for a mix of uses that include large scale culture, education, office and institutional facilities
- (b) provide opportunities for a spectator sports facility and indoor recreation facility; and
- (b) provide for multi-residential opportunities that are integrated and supportive of adjacent commercial, institutional and office uses.

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 Special Purpose – Community Institution (S-CI) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 (1) The **discretionary uses** of the Special Purpose – Community Institution (S-CI) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Amusement Arcade;**
- (b) **Assisted Living;**
- (c) **Cinema;**
- (d) **Community Recreation Facility;**
- (e) **Drinking Establishment - Small;**
- (f) **Indoor Recreational Facility;**
- (g) **Information and Service Provider;**
- (h) **Fitness Centre;**
- (i) **Medical Clinic;**
- (j) **Multi-Residential Development;**
- (k) **Outdoor Café;**
- (l) **Outdoor Recreation Area;**
- (m) **Office;**
- (n) **Parking Lot – Structure;**
- (o) **Retail and Consumer Service; and**
- (p) **Take Out Food Service.**

- (2) Sections 1055(2) and 1055(3) of Bylaw 1P2007 do not apply in this Direct Control District Bylaw.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Special Purpose – Community Institution (S-CI) D District of Bylaw 1P2007 apply to this Direct Control District.

Building Height

- 7 The maximum **building height** is 26 metres.

Front Setback Area

- 8 The **front setback area** must have a minimum depth of 3.0 metres.

Landscaping In Setback Areas

- 9 (1) All **setback areas** on a **parcel**, not including those portions specifically required for motor vehicle access, sidewalks, or any other purpose allowed by the **Development Authority**, must be a **soft surfaced landscaped area**.

- (2) All **setback areas** must provide a minimum of:
- (a) 1.2 trees for every 70.0 square metres for the **use** of **School Authority – School**; and
 - (b) 1.0 trees and 2.0 shrubs for every 45.0 square metres for all other **uses**.

Underground Irrigation for School Authority – School

- 10 All **soft surfaced landscaped areas** on a **parcel** with **buildings** used or previously used for **School Authority – School** do not require an underground irrigation system.

Relaxations

- 11 The **Development Authority** may relax the rules contained in Sections 6, 8 and 9 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.