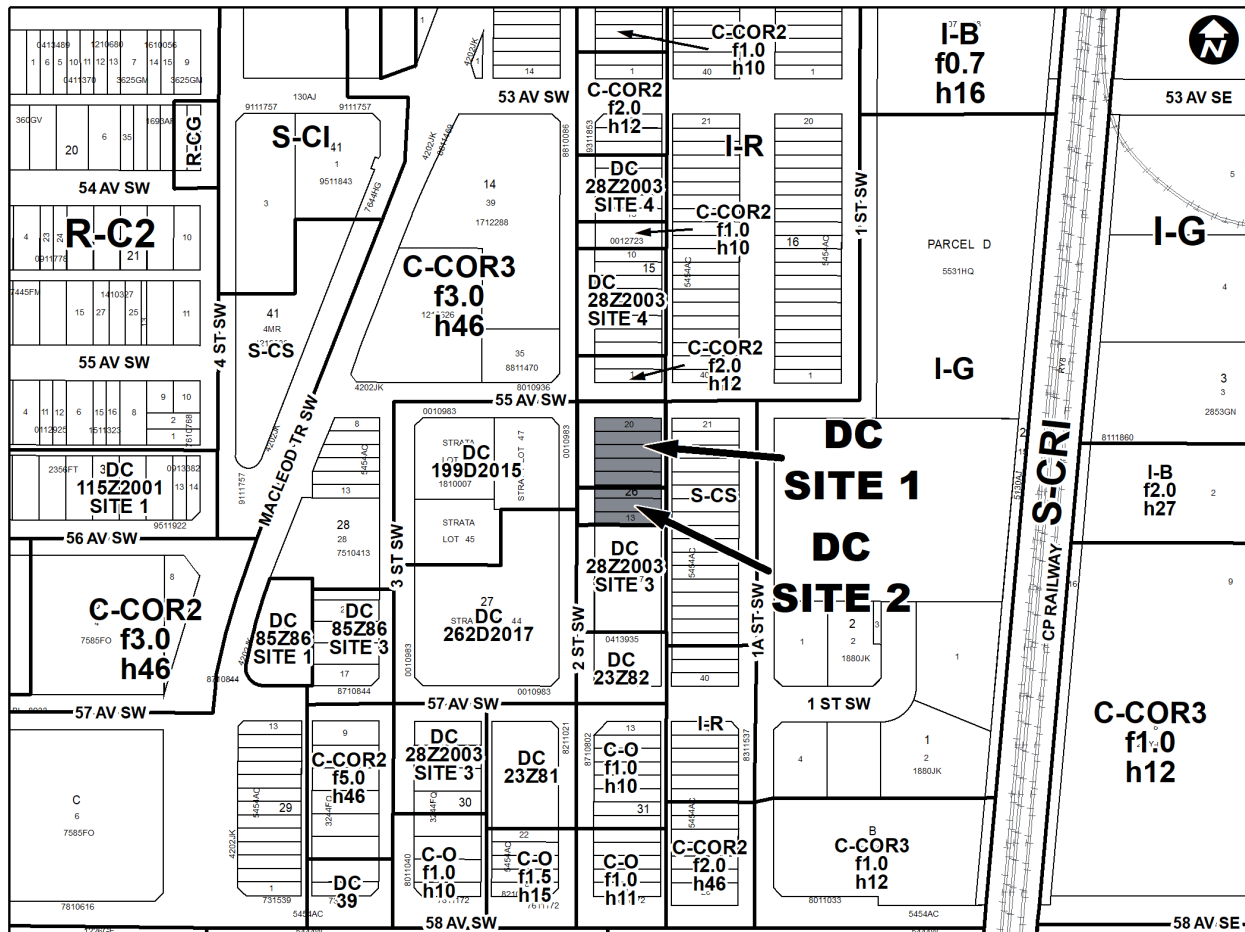


1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule “A” to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule “B” to this Bylaw, including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

[illegible]

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

1 This Direct Control District Bylaw is intended to:

- (a) accommodate a high-density, mixed-use development with a podium tower building design;
- (b) allow for a building form that is street-oriented at grade;
- (c) provide building and height requirements that are appropriate within the surrounding development context; and
- (d) provide an opportunity for additional density over and above the base density with the provision of park and streetscape enhancements within the same community.

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) “**community benefit provision**” means items set out in Section 10 of this Direct Control District Bylaw which may be provided by a **development** to earn extra **floor area ratio**.

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 provided in subsection (2), the maximum **floor area ratio** is 5.0.
- (2) The maximum **floor area ratio** referenced in subsection (1) may be increased to a maximum of 8.0 in accordance with the **community benefit provision** set out in Section 10 of this Direct Control District.

Setback Area

- 9 (1) Where a **parcel** shares a **property line**:
- (a) with a **street**, there is no requirement for a **setback area**;
- (b) with another **parcel** designated as a **multi-residential district**, the minimum **setback area** is 3.0 metres; and
- (c) with a **lane**, the minimum **setback** is 4.0 metres.
- (2) For the floor closest to **grade**, the maximum **building setback** from a **property line** shared with a **street** is 4.5 metres for 60.0 per cent of the length of the **building** façade that faces the **street**.

Community Benefit Provision

10 To be eligible for the additional **floor area ratio** referenced in Section 8, the proposed **development** must include one or more of the following items listed in subsection (a) and/or (b) to a value of \$300,000.00 that is acceptable to The City:

- (a) Park enhancements which include the construction of outdoor amenities or site improvements to the **adjacent** park space that improve the safety and promote the usability of the **adjacent** park. These include, but are not limited to:
 - (i) running track;
 - (ii) outdoor plaza;
 - (iii) splash pad;
 - (iv) sport court;
 - (v) water features;
 - (vi) park furniture;
 - (vii) all-ages friendly fitness equipment; or
 - (viii) climate resilient related initiatives.
- (b) Streetscape enhancements which include construction of at-grade improvements **adjacent** to the public **lane** or public roadway that improve pedestrian safety and promote the usability of the public streetscape. These include, but are not limited to:
 - (i) enhanced at-grade landscaping;
 - (ii) street furniture and seating areas;
 - (iii) widened sidewalk or public plaza space with surface improvements;
 - (iv) traffic calming measures and other improvements to pedestrian safety;
 - (v) illuminated sidewalks or other pedestrian-scale lighting features; or
 - (vi) pedestrian connections to the adjacent public park.

Site 1 (± 0.15 ha)**Application**

11 The provisions in Section 12 apply only to Site 1.

Building Height

12 The maximum **building height** is 75.0 metres.

Site 2 (± 0.08 ha)**Application**

13 The provisions in Section 14 apply only to Site 1.

Building Height

14 The maximum **building height** is 20.0 metres

Relaxations

- 15** The ***Development Authority*** may relax the rules contained in Sections 7, 9, 12 and 14 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

TEXT FOR DISCUSSION