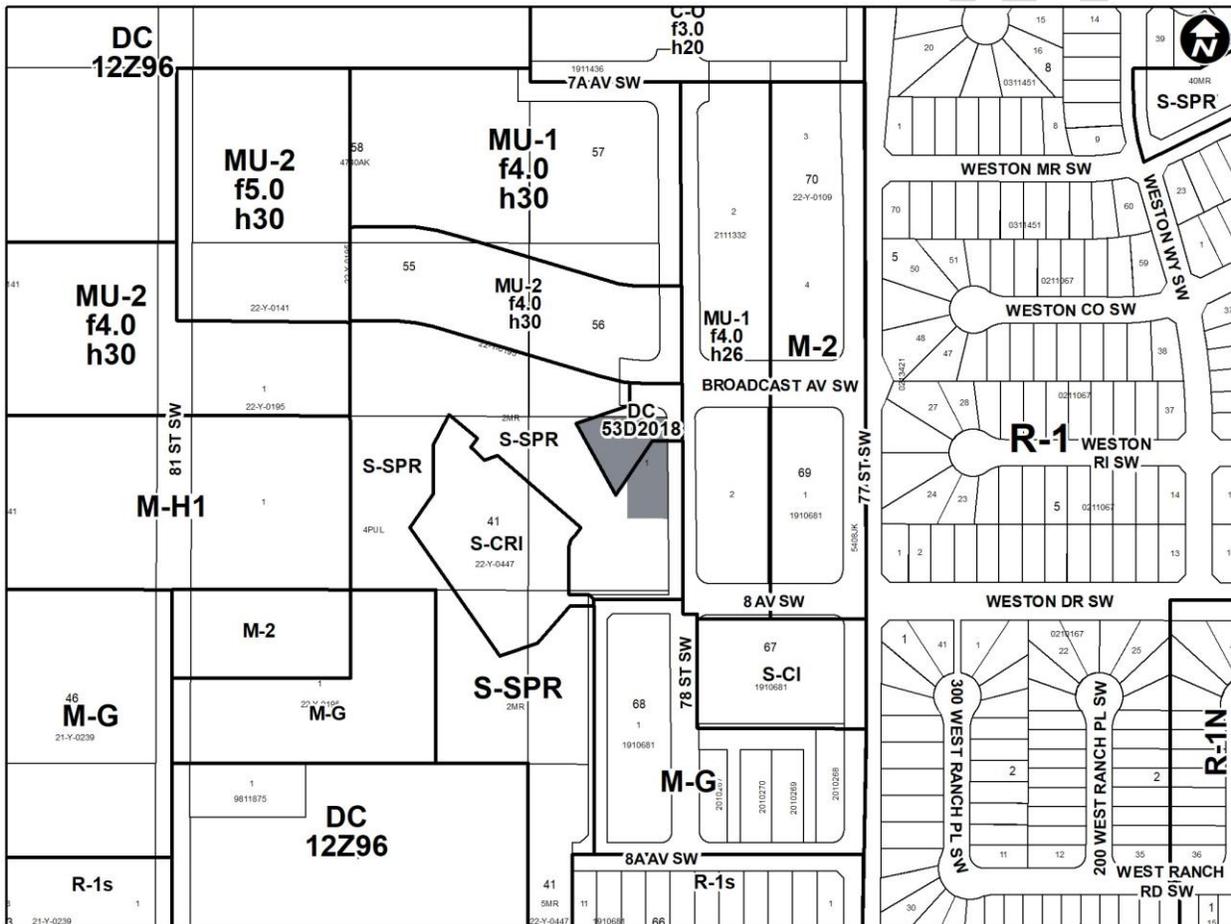
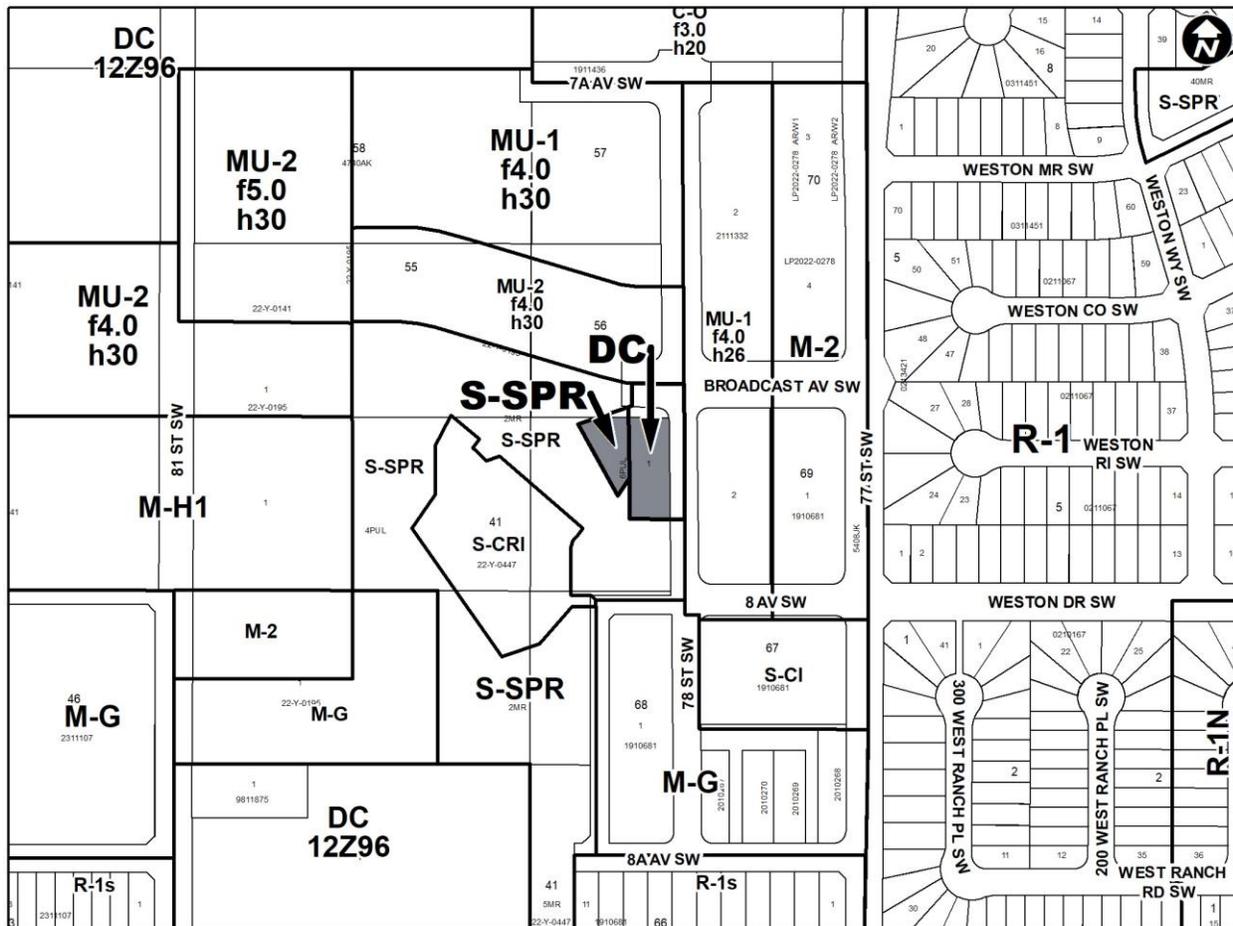


# Proposed Direct Control District

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 a range of uses to create a community hub with active frontages.

**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 Commercial – Neighbourhood 1 (C-N1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the exclusion of:

- (a) **Financial Institution;**
- (b) **Healthcare Service;**
- (c) **Home Based Child Care – Class 1;**
- (d) **Home Occupation – Class 1;**
- (e) **Information and Service Provider; and**
- (f) **Print Centre.**

### Discretionary Uses

5 The *discretionary uses* of the Commercial – Neighbourhood 1 (C-N1) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District:

- (a) with the addition of:
  - (i) **Amusement Arcade;**
  - (ii) **Billiard Parlour;**
  - (iii) **Community Recreation Facility;**
  - (iv) **Conference and Event Facility;**
  - (v) **Dinner Theatre;**
  - (vi) **Food Kiosk;**
  - (vii) **Indoor Recreation Facility; and**
  - (viii) **Museum.**
- (b) with the exclusion of:
  - (i) **Addiction Treatment;**
  - (ii) **Assisted Living;**
  - (iii) **Cannabis Store;**
  - (iv) **Custodial Care;**
  - (v) **Dwelling Unit;**
  - (vi) **Home Occupation – Class 2;**
  - (vii) **Liquor Store;**
  - (viii) **Live Work Unit;**
  - (ix) **Place of Worship – Small; and**
  - (x) **Residential Care.**

### Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Commercial – Neighbourhood 1 (C-N1) District of Bylaw 1P2007 apply in this Direct Control District.

### Floor Area Ratio

7 The maximum *floor area ratio* is 1.5.

### Building Height

8 The maximum *building height* is 17.0 metres.

### Use Area

9 (1) Unless otherwise referenced in subsection (2), the maximum *use area* on the ground floor of a *building* is 400.0 square metres.

- (2) On the ground floor of a **building**, the combined maximum **use area** for **Brewery, Winery and Distillery, Drinking Establishment – Small** or **Restaurant: Licensed** is 400.0 square metres.

**Relaxations**

- 10** 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.

TEXT FOR DISCUSSION