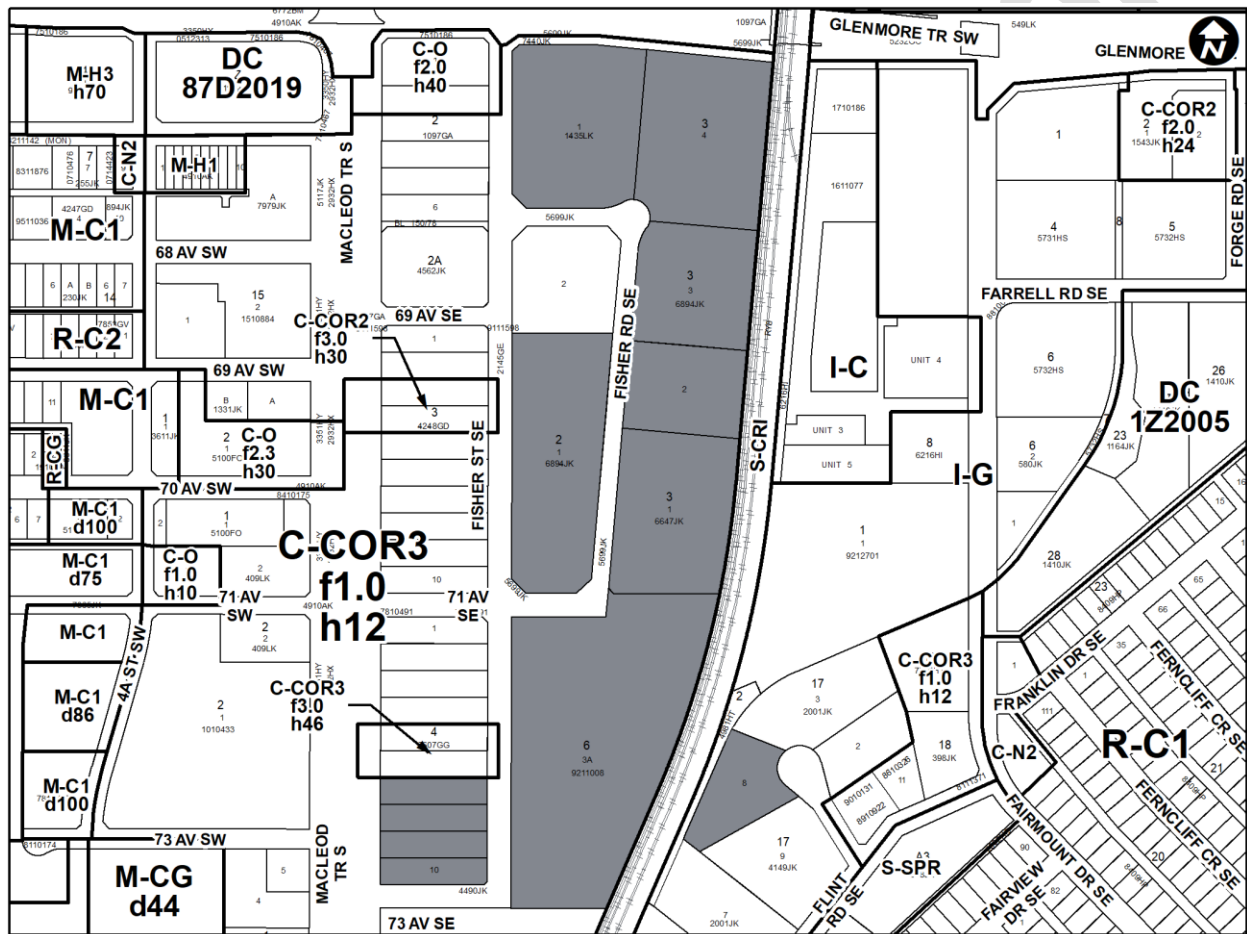


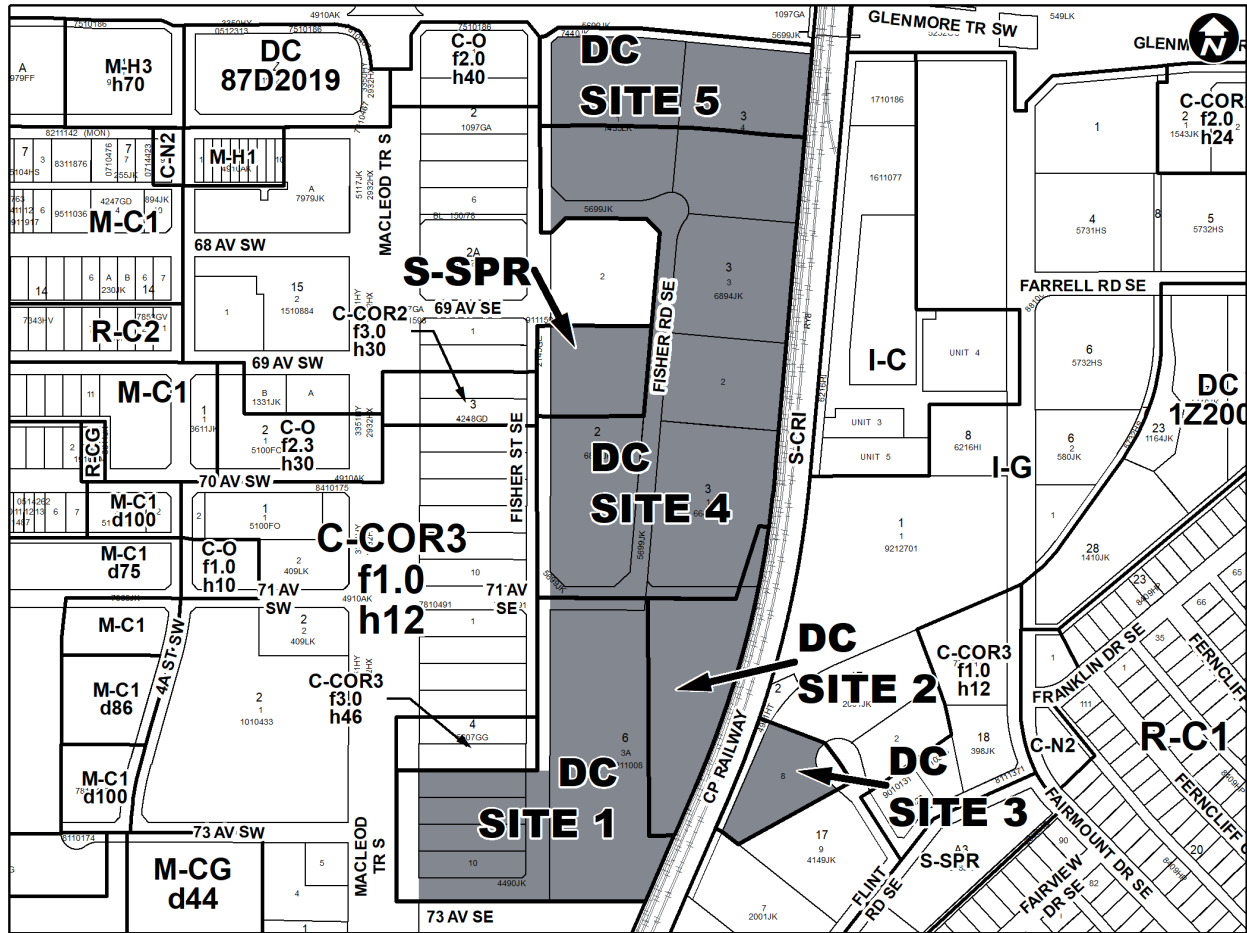
# Proposed Direct Control District

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:
- (a) provide a mix of residential and commercial uses with improved pedestrian and cyclist connections;
  - (b) accommodate a high-quality public realm design intended to foster social integration and create a vibrant urban streetscape; and
  - (c) allow for additional density and building height when an LRT station exists, and affordable housing units are provided within this Direct Control District.

### 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) “**LRT station**” means a Light Rail Transit (LRT) station located in this Direct Control District and includes the following key transit amenities: transit platforms, plaza(s), on-street bus stops, bicycle parking, and a pedestrian and cycling bridge across the LRT right-of-way.
  - (b) “**Affordable housing unit**” means non-market housing units that are owned and operated by The City of Calgary or a bona fide non-market housing provider recognized by The City of Calgary.
  - (c) “**Active Mobility Connection**” means a minimum six (6) metre wide publicly accessible north-south pathway providing pedestrian and cycling connections in this Direct Control District in the location generally shown on Schedule C to this Bylaw and included in a public access easement.

### Site 1 (± 3.45 hectares)

### Application

- 5 The provisions in Sections 6 through 11 apply only to Site 1.

### Permitted Uses

- 6 The **permitted uses** of the Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

**Discretionary Uses**

- 7 The **discretionary uses** of the Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

**Bylaw 1P2007 District Rules**

- 8 Unless otherwise specified, the rules of the Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 apply in this Direct Control District.

**Floor Area Ratio**

- 9 (1) Unless otherwise referenced in subsection (2), the maximum **floor area ratio** is 2.0.
- (2) The maximum **floor area ratio** is 8.0 if:
- (a) an **LRT station** is located in this Direct Control District; and
  - (b) a minimum of 10.0 per cent of the total number of **units** within the **development** are **affordable housing units**.

**Building Height**

- 10 (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 20.0 metres.
- (2) The maximum **building height** is 125.0 metres if:
- (a) an **LRT station** is located in this Direct Control District; and
  - (b) a minimum of 10.0 per cent of the total number of **units** within the **development** are **affordable housing units**.

**Floor Plate Restrictions**

- 11 (1) Each floor of a **building** located partially or wholly above 36.0 metres above **grade** has a maximum:
- (a) **floor plate area** of 650.0 square metres; and
  - (b) horizontal dimension of 37.0 metres.

**Site 2 (± 1.33 hectares)****Application**

- 12 The provisions in Sections 13 through 18 apply only to Site 2.

**Permitted Uses**

- 13 The **permitted uses** of the Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

**Discretionary Uses**

- 14 The **discretionary uses** of the Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

**Bylaw 1P2007 District Rules**

- 15 Unless otherwise specified, the rules of the Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 apply in this Direct Control District.

**Floor Area Ratio**

- 16 (1) Unless otherwise referenced in subsection (2), the maximum **floor area ratio** is 2.0.
- (2) The maximum **floor area ratio** is 9.0:
- (a) if an **LRT station** is located in this Direct Control District; and
  - (b) a minimum of 10.0 per cent of the total number of **units** within the **development** are **affordable housing units**.

**Building Height**

- 17 (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 20.0 metres.
- (2) The maximum **building height** is 150.0 metres if:
- (a) an **LRT station** is located in this Direct Control District; and
  - (b) a minimum of 10.0 per cent of the total number of **units** within the **development** are **affordable housing units**.

**Floor Plate Restrictions**

- 18 (1) Each floor of a **building** located partially or wholly above 36.0 metres above **grade** has a maximum:
- (a) **floor plate area** of 930.0 square metres; and
  - (b) horizontal dimension of 44.0 metres.

**Site 3 (± 0.52 hectares)****Application**

- 19 The provisions in Sections 20 through 25 apply only to Site 3.

**Permitted Uses**

- 20 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**

**21** 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) **Specialized Industrial.**

**Bylaw 1P2007 District Rules**

**22** 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**

**23 (1)** Unless otherwise referenced in subsection (2), the maximum **floor area ratio** is 2.0.

**(2)** The maximum **floor area ratio** is 5.0 if:

- (a) an **LRT station** is located in this Direct Control District; and
- (b) a minimum of 10.0 per cent of the total number of **units** within the **development** are **affordable housing units**.

**Building Height**

**24 (1)** Unless otherwise referenced in subsection (2), the maximum **building height** is 20.0 metres.

**(2)** The maximum **building height** is 91.0 metres if:

- (a) an **LRT station** is located in this Direct Control District; and
- (b) a minimum of 10.0 per cent of the total number of **units** within the **development** are **affordable housing units**.

**Floor Plate Restrictions**

**25 (1)** Each floor of a **building** located partially or wholly above 36.0 metres above **grade** has a maximum:

- (a) **floor plate area** of 650.0 square metres; and
- (b) horizontal dimension of 37.0 metres.

**Site 4 (± 6.46 hectares)****Application**

**26** The provisions in Sections 27 through 34 apply only to Site 4.

**Permitted Uses**

**27** 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**

**28** 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**

**29** 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**

**30 (1)** Unless otherwise referenced in subsection (2), the maximum **floor area ratio** is 2.0.

**(2)** The maximum **floor area ratio** is 7.0 if:

- (a) an **LRT station** is located in this Direct Control District; and
- (b) a minimum of 10.0 per cent of the total number of **units** within the **development** are **affordable housing units**.

**Building Height**

**31 (1)** Unless otherwise referenced in subsections (2) and (3), the maximum **building height** is 20.0 metres.

**(2)** The maximum **building height** is 91.0 metres if:

- (a) an **LRT station** is located in this Direct Control District; and
- (b) a minimum of 10.0 per cent of the total number of **units** within the **development** are **affordable housing units**.

**(3)** Whether subsection (1) or (2) applies, where the **parcel** shares an edge with the **Active Mobility Connection**, the maximum **building height** is:

- (a) 16.0 metres within 10.0 metres from the edge shared with the **Active Mobility Connection**;
- (b) 28.0 metres within 30.0 metres from the edge shared with the **Active Mobility Connection**;
- (c) 45.0 metres within 40.0 metres from the edge shared with the **Active Mobility Connection**; and
- (d) 91.0 metres beyond 40.0 metres from the edge shared with the **Active Mobility Connection**.

**Floor Plate Restrictions**

**32 (1)** Each floor of a **building** located partially or wholly above 36.0 metres above **grade** has a maximum:

- (a) **floor plate area** of 930.0 square metres; and

- (b) horizontal dimension of 44.0 metres.

### Rules for *Active Mobility Connection*

#### 33 (1) An *Active Mobility Connection*:

- (a) must be located in Site 4 to provide a publicly accessible north-south pedestrian and cycling pathway;
  - (b) may provide emergency vehicle access but must not allow motor vehicle access to adjacent **buildings** or **uses**; and
  - (c) may include lighting, trees, shrubs, soft and hard surfaced landscaping, street furniture, and seating areas.
- (2) In addition to any other conditions the **Development Authority** may impose on a **discretionary use** development permit pursuant to Bylaw 1P2007, the **Development Authority** may condition a **discretionary use** development permit in Site 4 to require the **Active Mobility Connection**.

### Rules for Developments adjacent to the *Active Mobility Connection*

#### 34 (1) **Units** and individual **uses** located at **grade** with an exterior wall facing the **Active Mobility Connection** must provide:

- (a) individual, separate, direct access to **grade**;
  - (b) an entrance that is visible from the **Active Mobility Connection**; and
  - (c) a pathway from the **Active Mobility Connection** that provides direct exterior access to the **unit** or the **use**.
- (2) The length of the **building** façade adjacent to the **Active Mobility Connection** must be a minimum of 70.0 per cent of the length of the edge it faces.
- (3) The **building setback** from the edge of the **Active Mobility Connection** is a minimum of 6.0 metres and a maximum of 10.0 metres.
- (4) A minimum of 1.0 trees and 2.0 shrubs shall be provided for every 45.0 square metres and shall be located in the **building setback** from the edge of the **Active Mobility Connection**.
- (5) Unless otherwise referenced in subsection (6), the façade of a **building** on the floor closest to **grade** facing the **Active Mobility Connection** must provide windows with unobscured glass that:
- (a) occupies a minimum of 65.0 per cent of the façade between a height of 0.6 metres and 2.4 metres; and
  - (b) allows views of the indoor space in the area described in subsection (a).



- (6) Where the façade of a **building** contains a **Dwelling Unit**, that portion of the façade is not required to meet the requirements of subsection (5).
- (7) **Motor vehicle parking stalls** and **loading stalls** must not be located within the **building setback** from the edge of the **Active Mobility Connection**.
- (8) The following **uses** must not be located on the ground floor of a **building** facing the **Active Mobility Connection**:
- (a) **Addiction Treatment**;
  - (b) **Catering Service – Minor**;
  - (c) **Custodial Care**;
  - (d) **Financial Institution**;
  - (e) **Office**;
  - (f) **Parking Lot – Structure**;
  - (g) **Pawn Shop**;
  - (h) **Payday Loan**;
  - (i) **Vehicle Rental – Minor**; and
  - (j) **Vehicle Sales – Minor**.
- (9) Unless otherwise referenced in subsections (10) and (11), the length of the **building** façade that faces the **Active Mobility Connection** containing an individual **use** on the floor closest to **grade** is a maximum of 15.0 metres.
- (10) For an individual **Drinking Establishment – Medium, Drinking Establishment – Small, Restaurant: Food Service Only, Restaurant: Licensed, Retail and Consumer Service** or **Supermarket use** located on the floor closest to **grade**, the length of the **building** façade that faces the **Active Mobility Connection** may be increased to 30.0 metres where all of the other **uses** that share the same façade meet the requirements of subsection (9).
- (11) The length of the **building** façade that faces the **Active Mobility Connection** containing an individual **Health Care Service use** on the floor closest to **grade** is a maximum of 9.0 metres.

#### Site 5 (± 1.63 hectares)

##### Application

35 The provisions in Sections 36 through 41 apply only to Site 5.

##### Permitted Uses

36 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

37 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**

**38** 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**

**39 (1)** Unless otherwise referenced in subsection (2), the maximum **floor area ratio** is 2.0.

**(2)** The maximum **floor area ratio** is 11.0 if:

- (a) an **LRT station** is located in this Direct Control District; and
- (b) a minimum of 10.0 per cent of the total number of **units** within the **development** are **affordable housing units**.

**Building Height**

**40 (1)** Unless otherwise referenced in subsection (2), the maximum **building height** is 20.0 metres.

**(2)** The maximum **building height** is 160.0 metres if:

- (a) an **LRT station** is located in this Direct Control District; and
- (b) a minimum of 10.0 per cent of the total number of **units** within the **development** are **affordable housing units**.

**Floor Plate Restrictions**

**41 (1)** Each floor of a **building** located partially or wholly above 36.0 metres above **grade** has a maximum:

- (a) **floor plate area** of 930.0 square metres; and
- (b) horizontal dimension of 44.0 metres.

**Development Authority Powers**

**42** Notwithstanding Sections 9(1), 10(1), 16(1) and 17(1) the **Development Authority** may approve one **development permit** within Site 1 or Site 2 with the maximum **floor area ratio** and maximum **building heights** allowed in Sections 9(2), 10(2), 16 (2), and 17(2) without an LRT station being located in this Direct Control District where:

- (a) the **Development Authority** determines there is sufficient certainty regarding the construction of the LRT station; and
- (b) the **development permit** is conditioned such that occupancy of the **development** cannot be granted until construction of the LRT station is complete.

**Relaxations**

- 43** The **Development Authority** may relax the rules contained in Sections 8, 11, 15, 18, 22, 25, 29, 31(3), 32, 33, 34, 38, 41 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.
- 44** The **Development Authority** may relax the **floor area ratio** rules contained in Sections 9(2)(b), 16(2)(b), 23(2)(b), 30(2)(b), 39(2)(b) of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.
- 45** The **Development Authority** may relax the **building height** rules contained in Sections 10(2)(b), 17(2)(b), 24(2)(b), 31(2)(b), 40(2)(b) of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

TEXT FOR DISCUSSION

**SCHEDULE C**

