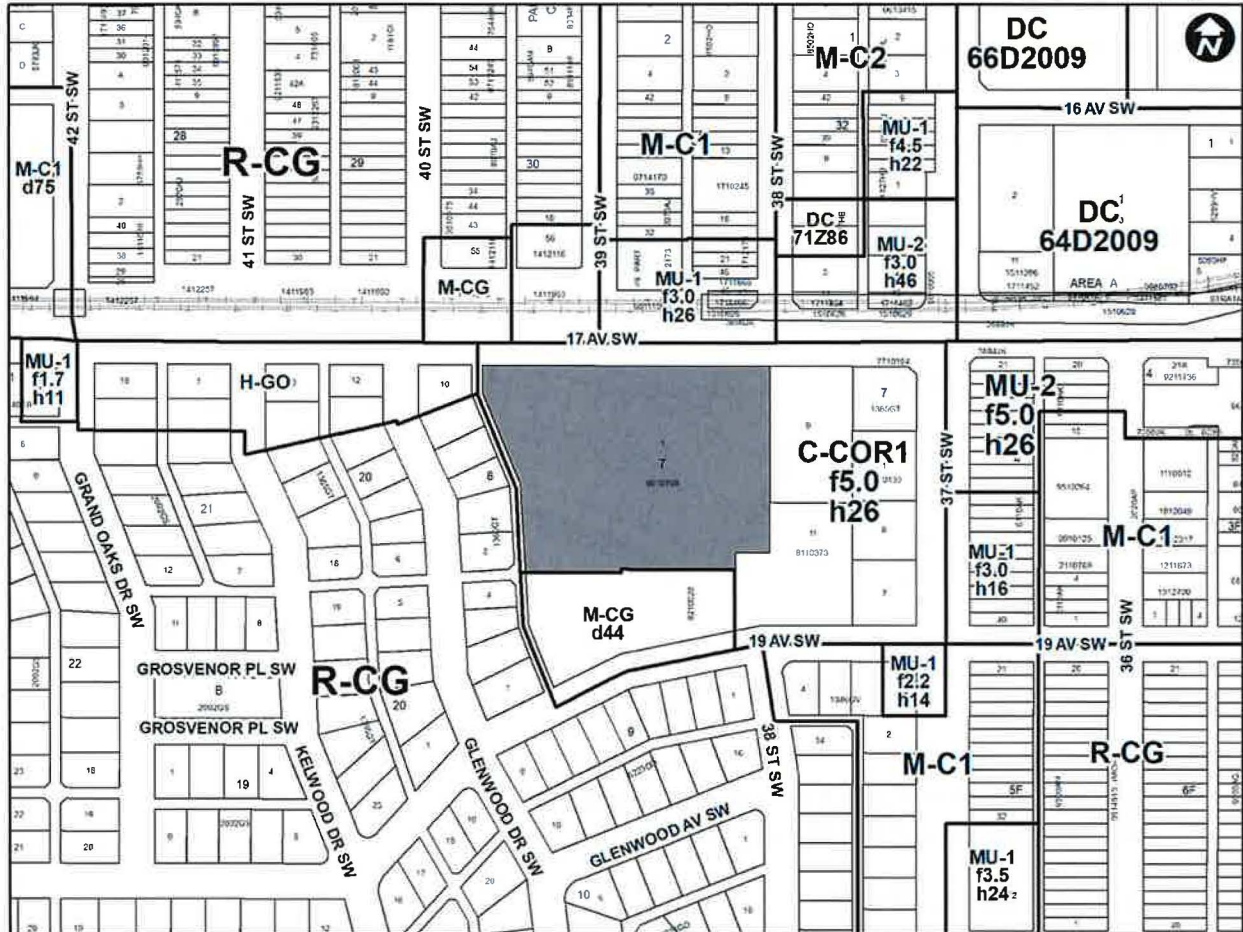


# Proposed Direct Control District

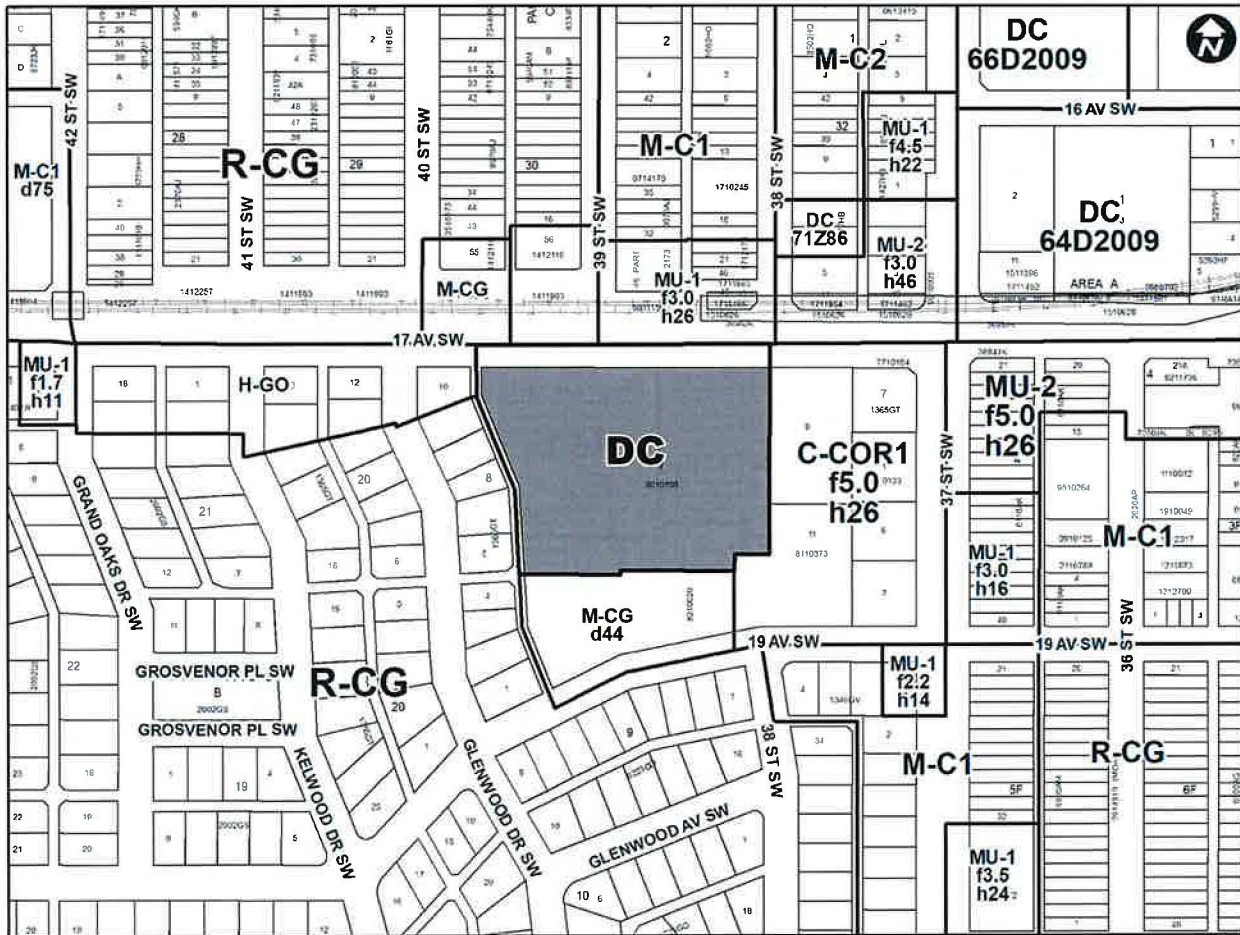
1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including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

## SCHEDULE A



CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
**OCT 17 2024**  
ITEM: 7.2.5 CPC2024-1086  
Distrib- Revised Attach 2  
CITY CLERK'S DEPARTMENT

### SCHEDULE B



### DIRECT CONTROL DISTRICT

#### Purpose

1 This Direct Control District Bylaw is intended to allow for the additional use of a digital sign with electric vehicle charging facility.

#### 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.

#### Defined Uses

4 In this Direct Control District:

- (a) "Digital Sign with Electric Vehicle Charging Facility" means a structure:

- (i) that includes a **Sign – Class G** that:
  - (A) displays **copy** directing attention to a business, commodity, service or entertainment that is conducted, sold or offered on or off-site;
  - (B) must not exceed a height of 2.7 metres from **grade** when measured adjacent to the structure;
  - (C) includes a maximum of one **sign** on the parcel, which may be double-faced;
  - (D) has **copy area** facing each direction that must not exceed 1.6 square metres; and
- (ii) where electric vehicles are supplied with electricity for the purpose of charging.

#### **Permitted Uses**

**5** The **permitted uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

#### **Discretionary Uses**

**6** The **discretionary uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Digital Sign with Electric Vehicle Charging Facility.**

#### **Bylaw 1P2007 District Rules**

**7** Unless otherwise specified, the rules of the Commercial - Corridor 1 (C-COR1) District of Bylaw 1P2007 apply in this Direct Control District.

#### **Floor Area Ratio**

**8** The maximum **floor area ratio** is 5.0.

#### **Building Height**

**9** The maximum **building height** is 26.0 metres.

#### **Rules for Digital Sign with Electric Vehicle Charging Facility**

- 10 (1)** A **Digital Sign with Electric Vehicle Charging Facility** must not be located within 15.0 metres of any **Freestanding Sign**, other **Third Party Advertising Signs** or **Digital Third Party Advertising Signs** on the same or an adjacent **parcel**, when measured from the closest point of the **sign**, containing the **digital display** to the closest point of another **sign**.
- (2)** A **Digital Sign with Electric Vehicle Charging Facility** must be removed from a **parcel** upon expiry of the **development permit** for such a **sign** if a **development permit** application for a **Freestanding Sign** is approved within 15.0 metres of the **Digital Sign with Electric Vehicle Charging Facility**.

- (3) **A Digital Sign with Electric Vehicle Charging Facility:**
- (a) must be located at least 300.0 metres from any other **Digital Sign with Electric Vehicle Charging Facility**, or **Digital Third Party Advertising Sign** when measured from the closest point of the *sign* containing the **digital display** and to the closest point of another *sign* containing the **digital display** when the *signs* are facing the same oncoming traffic.
  - (b) must not be located within 75.0 metres of any **Third Party Advertising Sign** or **Digital Third Party Advertising Sign**, facing the same oncoming traffic and must not result in more than two (2) *signs* displaying third party advertising greater than 4.6 metres in height and 4.5 square metres in area within a 225.0 metre radius of each other facing the same **street**, and
  - (c) must be a minimum of 1.5 metres distance from any **property line** shared with a **street**.
- (4) Trees required under an approved **development permit** must not be removed or altered in any way to accommodate the placement or visibility of a **Digital Sign with Electric Vehicle Charging Facility**.
- (5) A **Digital Sign with Electric Vehicle Charging Facility** must be located adjoining a **motor vehicle parking stall**.
- (6) A freestanding **Digital Sign with Electric Vehicle Charging Facility** must be separated from:
- (a) a **Directional sign**, exceeding 3.0 square metres in **sign area**, in a **street** right-of-way;
  - (b) a **street** intersection or railway crossing; and
  - (c) the curblineline or edge of a **major street**, **expressway** or freeway, to the satisfaction of the Manager of Development Engineering or delegate.
- (7) The applicant for a **development permit** for a **Digital Sign with Electric Vehicle Charging Facility** must show that the **Digital Sign with Electric Vehicle Charging Facility** is compatible with the general architectural lines and forms of nearby **buildings** and the character of the streetscape or area within which it is to be located, and does not severely obstruct the horizon line.
- (8) The lighting or orientation of a **Digital Sign with Electric Vehicle Charging Facility** must not adversely affect any neighbouring residential areas.
- (9) An auxiliary *sign* or other material must not be attached to, on, above or below a **Digital Sign with Electric Vehicle Charging Facility**.
- (10) The back of a **Digital Sign with Electric Vehicle Charging Facility** and all cut-outs must be enclosed.

- (11) The space between the faces of a double-faced **Digital Sign with Electric Vehicle Charging Facility** must be enclosed.
- (12) Electrical power supply to the **Digital Sign with Electric Vehicle Charging Facility** must be underground unless otherwise allowed by the **Development Authority**.
- (13) A **Digital Sign with Electric Vehicle Charging Facility** must not interfere with:
  - (a) a traffic control device; and
  - (b) an information sign located in the street;
- (14) If any component on the **sign** fails or malfunctions in any way or fails to operate as indicated on the approved **development permit** plans, the **sign owner** must ensure that the **sign** is turned off until all components are fixed and operating as required.
- (15) The **digital display** of the **Digital Sign with Electric Vehicle Charging Facility** must not operate, or must only display a black screen between 11 p.m. and 6 a.m.
- (16) A **development permit** for a **Digital Sign with Electric Vehicle Charging Facility** may only be issued for a period not exceeding three (3) years.
- (17) For the purpose of interpreting this section, any reference to the number of, or distance between, **Third Party Advertising Sign** or **Digital Third Party Advertising Sign** is to be interpreted to include any use which allows third party advertising, and includes uses which are defined as, or similar to **Digital Sign with Electric Vehicle Charging Facility**.

#### Relaxations

- 11 The **Development Authority** may relax the rules contained in Sections 7 and 10 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.