

Proposed Direct Control Guidelines

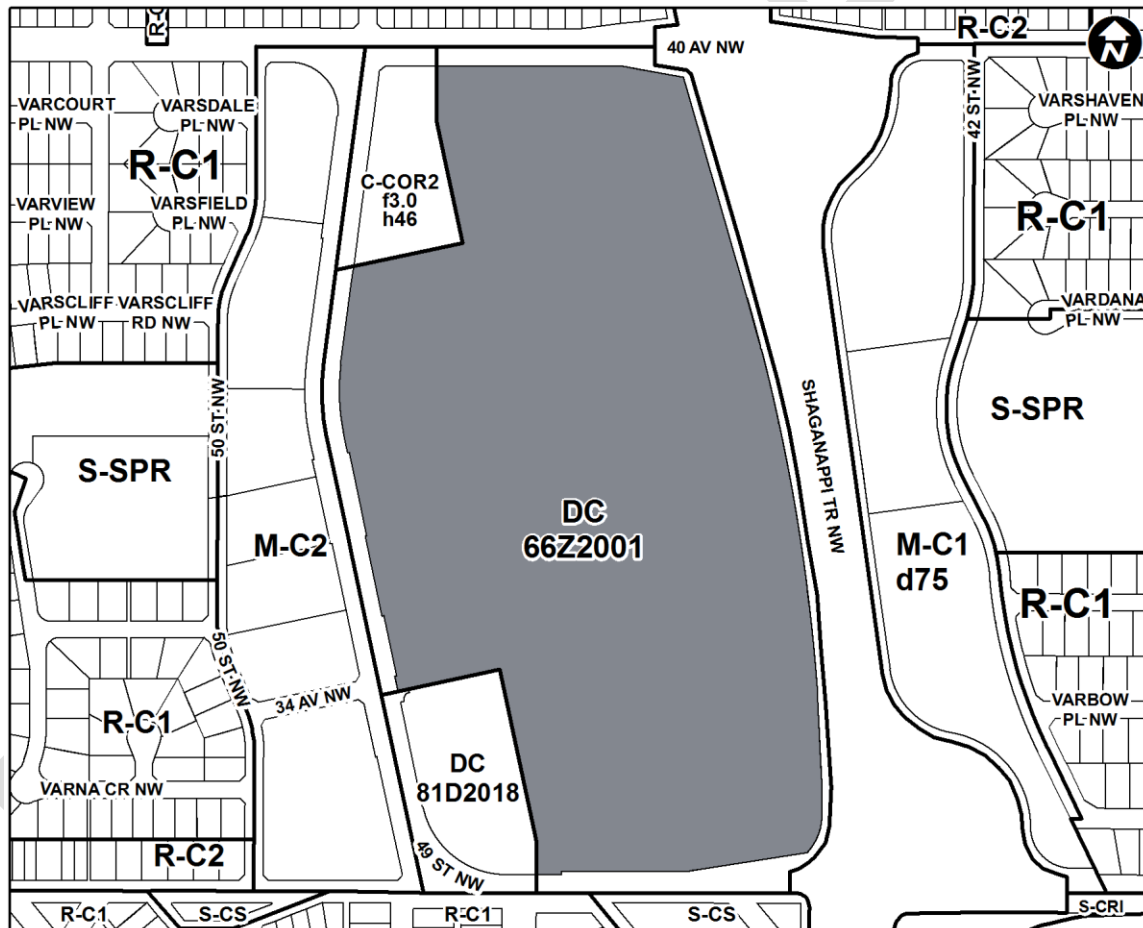
WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

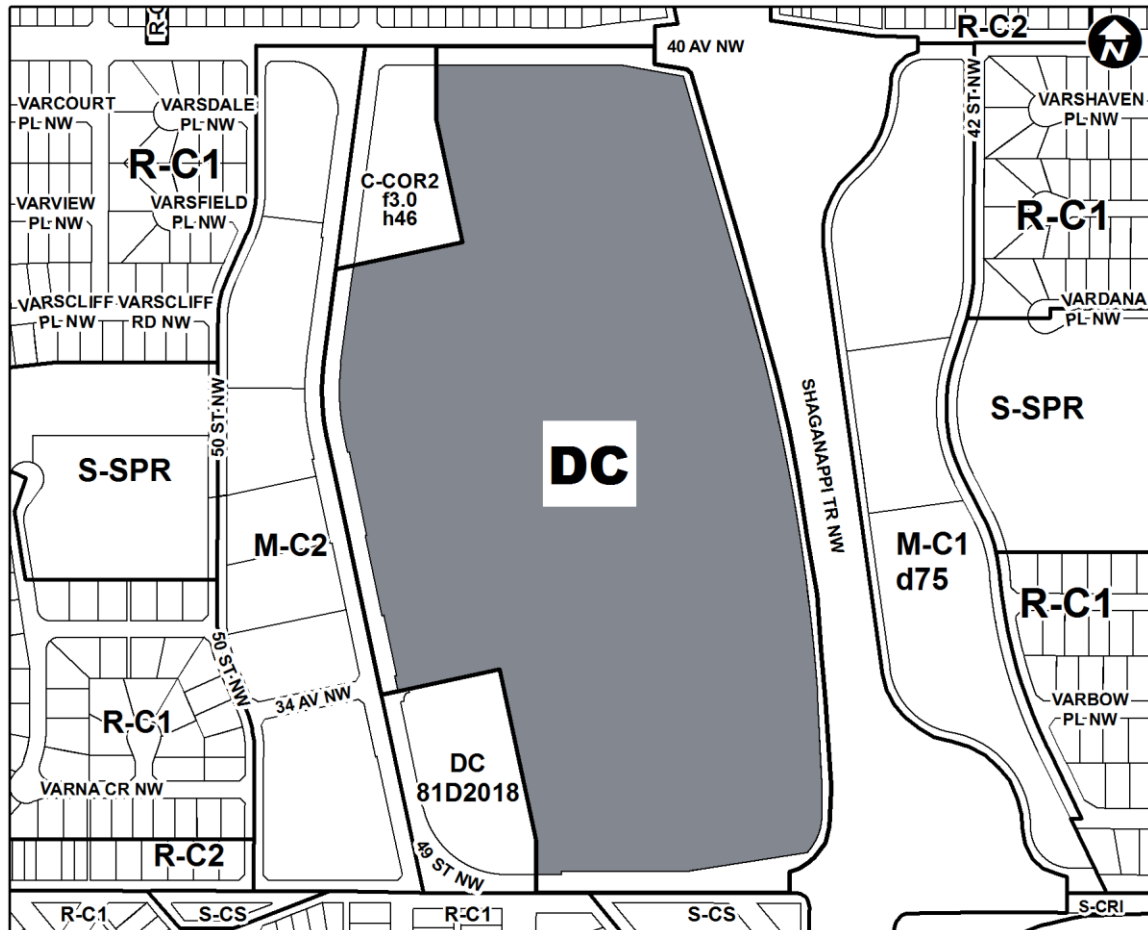
1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including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

SCHEDULE A



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SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to:
 - (a) align with the provisions of Commercial – Regional 2 (C-R2) District of Land Use Bylaw 1P2007;
 - (b) establish a maximum **floor area ratio** to accommodate new **development** or additions to an existing enclosed shopping centre; and
 - (c) ensure a maximum **sign area** above the main wall parapet at main mall entrances.

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.

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Reference to Bylaw 1P2007

- 3 Within this Direct Control District, 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 – Regional 2 (C-R2) District of Bylaw 1P2007 are the **permitted uses** of this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Commercial – Regional 2 (C-R2) District of Bylaw 1P2007 are the **discretionary uses** of this Direct Control District

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Commercial – Regional 2 (C-R2) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7 The maximum **floor area ratio** is 0.53 in this Direct Control District.

Rules Governing Class E Signs

- 8 In addition to the rules of Part 3 Division 5 of Bylaw 1P2007, the following rule shall apply:

- (a) **Sign – Class E** has a maximum **sign area** of 19.0 square metres.

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**TEXT FOR DISCUSSION
ONLY**