

### Proposed Direct Control Guidelines (Cell I Prominent Buildings)

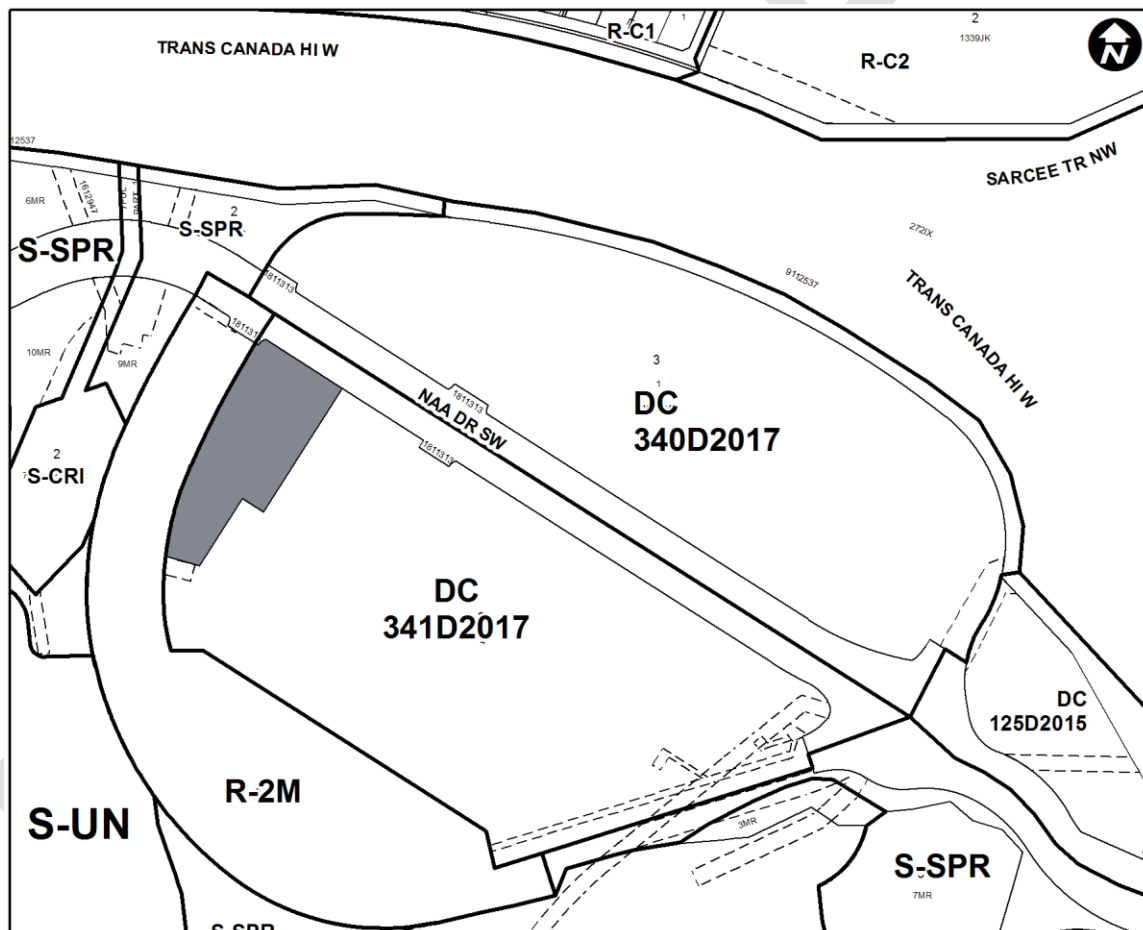
**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

**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:**

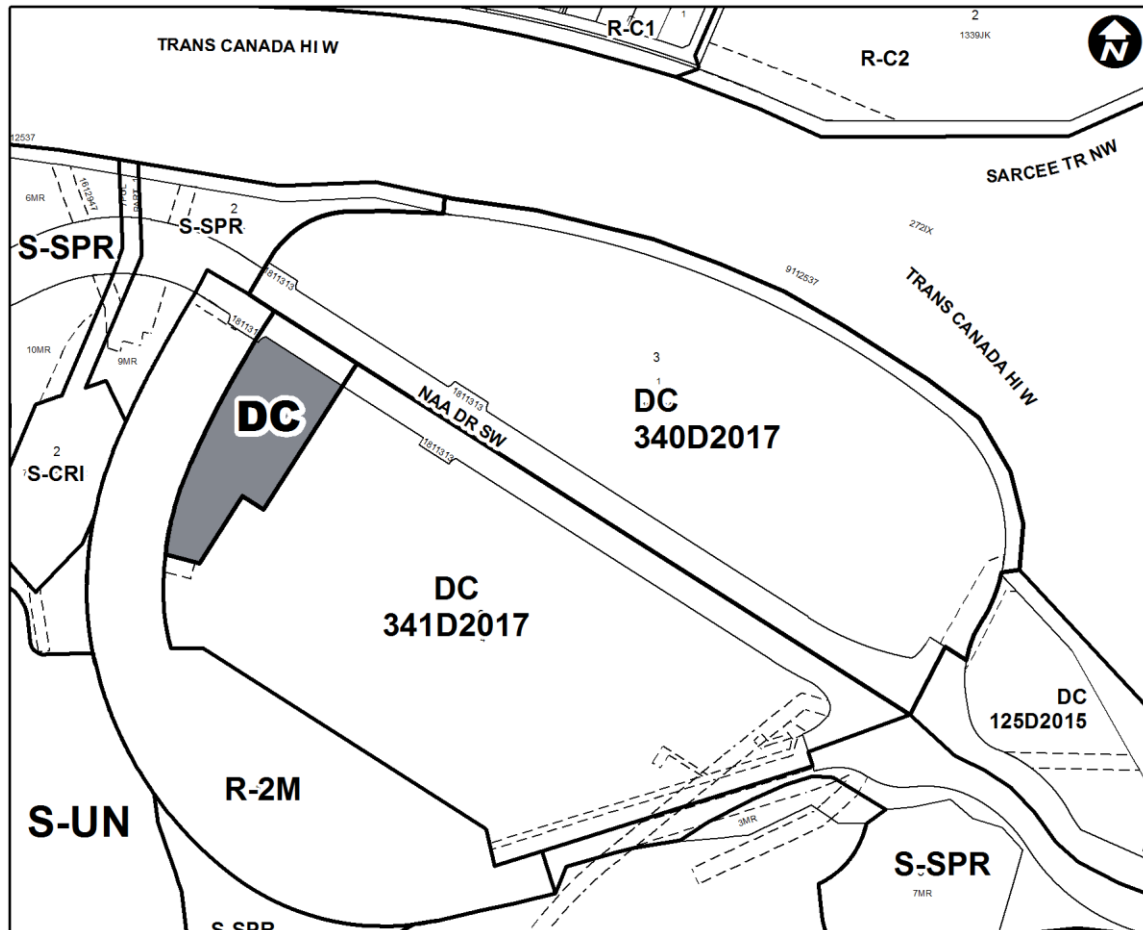
1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including 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 provide for:
  - (a) primarily residential towers with a limited range of supporting commercial **development** with unique height and building separation rules.

#### 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.

#### 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.

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### Permitted Uses

- 4 The **permitted uses** of the Multi-Residential – High Density Medium Rise (M-H2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

### Discretionary Uses

- 5 The **discretionary uses** of the Multi-Residential – High Density Medium Rise (M-H2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

### Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Multi-Residential – High Density Medium Rise (M-H2) District of Bylaw 1P2007 apply in this Direct Control District.

### Building Height

- 7 The maximum **building height** is 50.0 metres.

### Building Setbacks

- 8 (1) Unless otherwise referenced in subsection (2) the minimum **building setback** is zero metres
- (2) The minimum **building setback** from Na'a Drive SW for **buildings** with a height taller than eight **storeys** is 40.0 metres.

### Tower Separation for tall buildings

- 9 The façade of a **building** located 36 metres above **grade** must provide a minimum horizontal separation of 18 metres from the façade of any other **building** on the same **parcel**.

### Relaxations

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