

Proposed Direct Control Guidelines (Cell H)

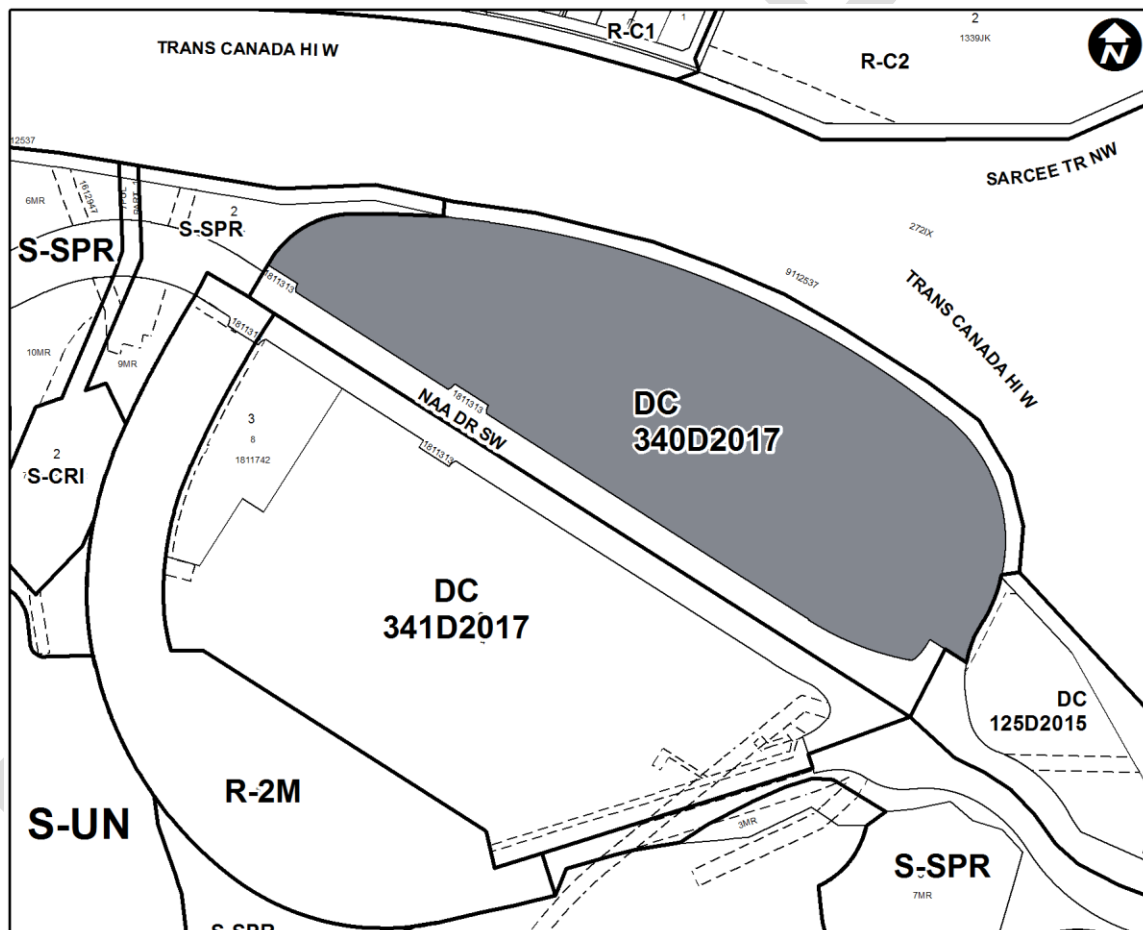
WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

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:

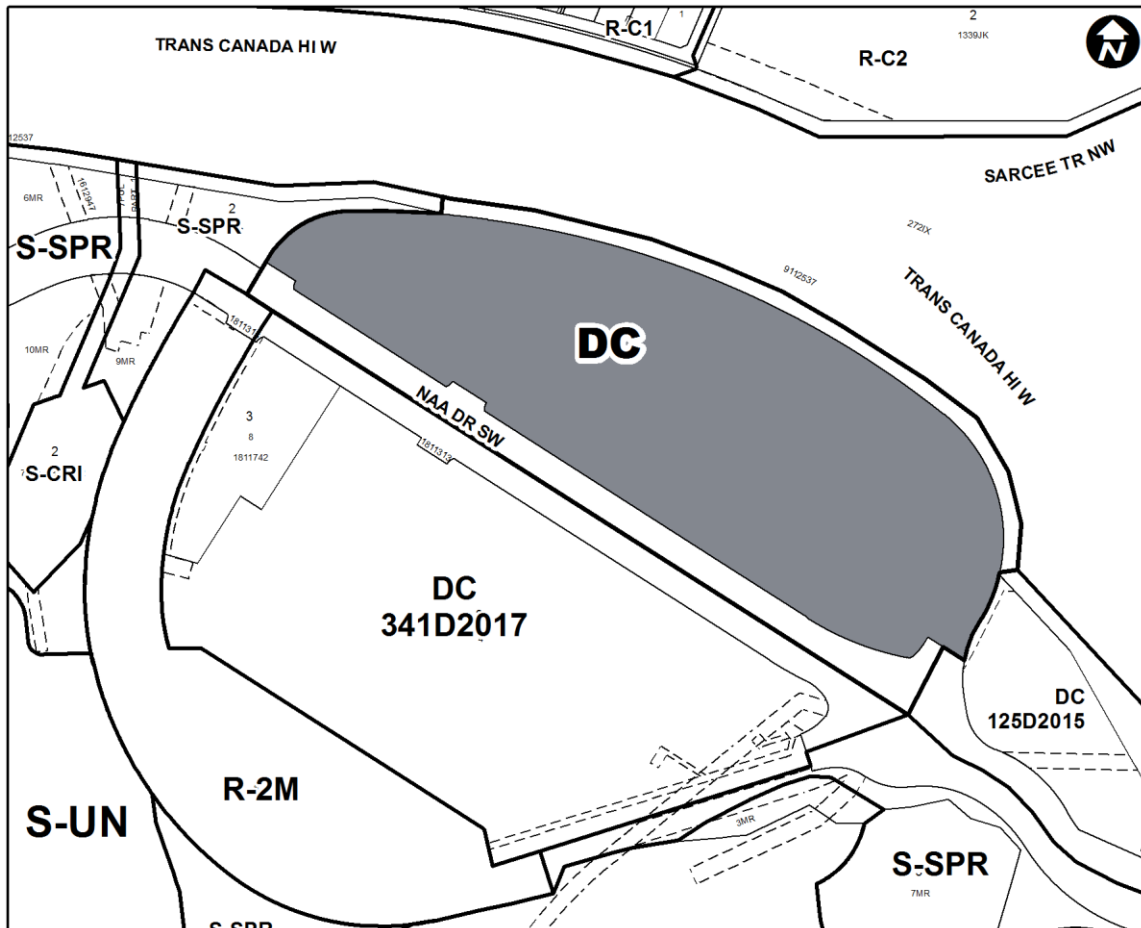
1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including 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:

- (a) commercial **uses** along a continuous block face on a commercial main **street**;
- (b) **buildings** that are close to each other, the **street** and the public sidewalk on a commercial main **street**;
- (c) opportunities for commercial **uses** on the ground floor of **buildings** and **Dwelling Units** and **Offices** on upper floors;
- (d) for varying **building densities** and heights within a block; and
- (e) **Offices** and **Multi-Residential Development** that are not located along a commercial main **street**.

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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.

Permitted Uses

- 4 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

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

- (a) **Multi-Residential Development;**
- (b) **Restaurant: Food Service Only – Large; and**
- (c) **Restaurant: Licensed – Large.**

Bylaw 1P2007 District Rules

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

Building Height

- 7 (1) A maximum of two **buildings** in this Direct Control District may have a maximum **building height** of 50.0 metres.
- (2) In all other cases, the maximum **building height** is 28.0 metres.

Use Area

- 8 There is no maximum **use area** in this Direct Control District.

Location of Uses Within Buildings

- 9 (1) The following **uses** must not be located on the ground floor of **buildings**;
- (a) **Assisted Living;**
 - (b) **Catering service – Minor;**
 - (c) **Child Care Service;**
 - (d) **Counselling Service;**
 - (e) **Health Services Laboratory – With Clients;**
 - (f) **Instructional Facility;**
 - (g) **Live Work Unit;**
 - (h) **Medical Clinic;**
 - (i) **Place of Worship – Small;**
 - (j) **Post-secondary Learning Institution;**
 - (k) **Residential Care;**
 - (l) **Social Organization; and**
 - (m) **Veterinary Clinic.**

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- (2) With the exception of **Multi-Residential Development**, “Commercial Uses” must occupy a minimum of 80 per cent of the area of the floor closest to **grade**.
- (3) A “Commercial Use” that is located on the floor closest to **grade** must have:
 - (a) an individual, separate, direct access to **grade**; and
 - (b) an entrance that is visible from the **street** that the **use** faces.
- (4) “Commercial Uses” and **Live-Work Units**,
 - (a) may be located on the same floor as **Addiction Treatment, Custodial Care, Residential Care**; and
 - (b) must not share an internal hallway with **Addiction Treatment, Custodial Care** or **Residential Care**.
- (5) Where this section refers to “Commercial Uses”, it refers to the **uses** listed in Sections 4 and 5 of this Direct Control District other than **Addiction Treatment, Custodial Care, Dwelling Units, Multi-Residential Development**, and **Residential Care**.

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.