

### Proposed Direct Control Guidelines

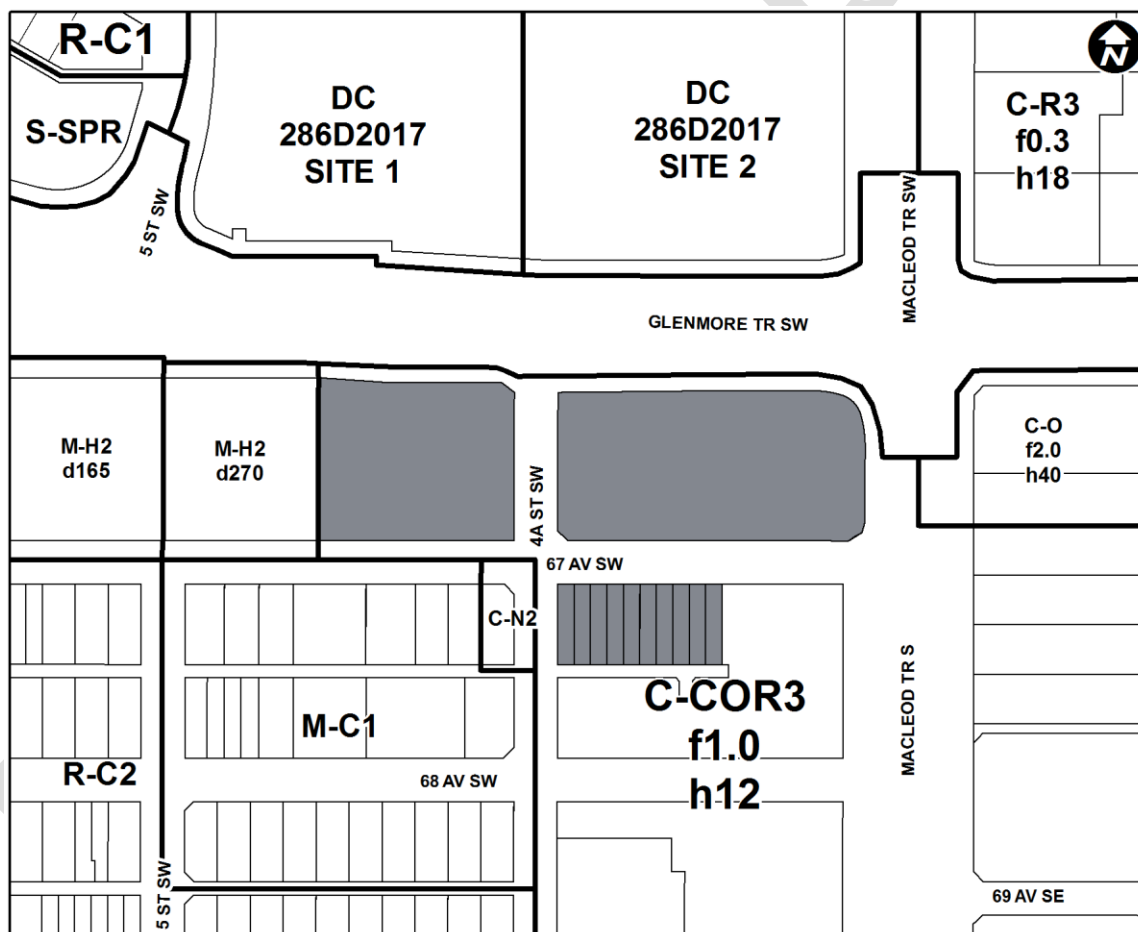
**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

**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:**

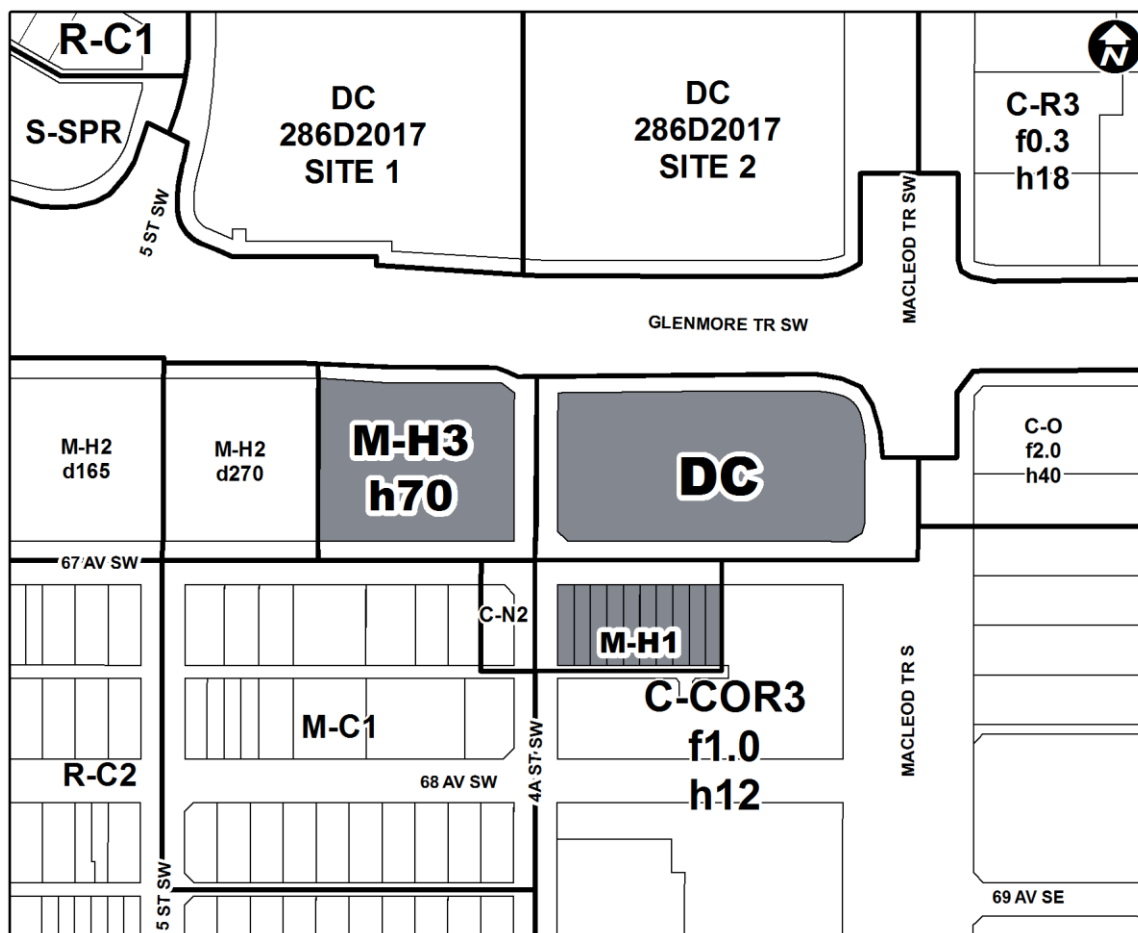
1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including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

#### SCHEDULE A



## Proposed Direct Control Guidelines

### SCHEDULE B



### DIRECT CONTROL DISTRICT

#### Purpose

1 This Direct Control District is intended to accommodate:

- (a) mid and high-rise mixed-use **development** with pedestrian-oriented **buildings** that are close to the **street** and public sidewalk;
- (b) opportunities for residential and office **uses** to be in the same **building**;
- (c) **building** stepbacks consistent with **adjacent** land use districts;
- (d) restricted **floor plate areas** of **buildings** to ensure appropriate massing;
- (e) non-residential **uses** at **grade** along Glenmore Trail SW and Macleod Trail SW; and
- (f) predominately residential **uses** at **grade** along 4th Avenue SW and 67th Avenue SW.

## Proposed Direct Control Guidelines

### Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply.

### 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 2 (C-COR2) District of Bylaw 1P2007 are the **permitted uses** of this Direct Control District.

### Discretionary Uses

- 5 The **discretionary uses** of the Commercial – Corridor 2 (C-COR2) District of Bylaw 1P2007 are the **discretionary uses** of this Direct Control District.

### Bylaw 1P2007 District Rules

- 6 Unless otherwise specified in this Direct Control District, the rules of the Commercial – Corridor 2 (C-COR2) District of Bylaw 1P2007 apply to this Direct Control District.

### Building Setbacks

- 7 (1) The minimum **building setback** along Macleod Trail SW is 3.0 metres.
- (2) The minimum **building setback** along Glenmore Trail SW is 1.5 metres.
- (3) The minimum **building setback** along 67 Avenue SW is 3.0 metres.
- (4) The minimum **building setback** along 4A Street SW is 3.0 metres.

### Front Setback Area

- 8 (1) Unless otherwise referenced in subsection (2), the **front setback area** must have a minimum depth of 3.0 metres.
- (2) Where the **parcel** shares a **front property line** with Glenmore Trail SW, the **front setback area** must have a minimum depth of 1.5 metres.

### Rear Setback Area

- 9 (1) Unless otherwise referenced in subsections (3) or (4), where the **parcel** shares a **rear property line** with a **parcel** designated as:
- (a) a **commercial district**, there is no requirement for a **rear setback area**;
- (b) an **industrial district**, the **rear setback area** must have a minimum depth of 1.2 metres;
- (c) a **residential district**, the **rear setback area** must have a minimum depth of 5.0 metres; and
- (d) a **special purpose district**, the **rear setback area** must have a minimum depth of 5.0 metres.

### Proposed Direct Control Guidelines

- (2) Unless otherwise referenced in subsection (3), where the **parcel** shares a **rear property line** with a **lane**, **LRT corridor** or **street**, the **rear setback area** must have a minimum depth of 3.0 metres;
- (3) Where the **parcel** shares a **rear property line** with Glenmore Trail SW, the **rear setback area** must have a minimum depth of 1.5 metres.
- (4) Where the **parcel** shares a **rear property line** with 67 Avenue SW or 4A Street SW, the **rear setback area** must have a minimum depth of 3.0 metres.

### Side Setback Area

- 10 (1) Unless otherwise referenced in subsections (3) or (4), where the **parcel** shares a **side property line** with a **parcel** designated as:
- (a) a **commercial district**, there is no requirement for a **side setback area**;
  - (b) an **industrial district**, the **side setback area** must have a minimum depth of 1.2 metres;
  - (c) a **residential district**, the **side setback area** must have a minimum depth of 5.0 metres; and
  - (d) a **special purpose district**, the **side setback area** must have a minimum depth of 5.0 metres.
- (2) Unless otherwise referenced in subsection (3), where the **parcel** shares a **side property line** with a **lane**, **LRT corridor** or **street**, the **side setback area** must have a minimum depth of 3.0 metres;
  - (3) Where the **parcel** shares a **side property line** with Glenmore Trail SW, the **side setback area** must have a minimum depth of 1.5 metres.
  - (4) Where the **parcel** shares a **side property line** with 67 Avenue SW or 4A Street SW, the **side setback area** must have a minimum depth of 3.0 metres.

### Building Orientation

- 11 Where a **parcel** shares a **property line** with Macleod Trail SW, the main **building** on the **parcel** must face onto Macleod Trail SW and all **units** and **uses** located at **grade** with an exterior wall facing Macleod Trail SW must provide:
- (a) individual, separate, direct access to **grade**;
  - (b) an entrance that is visible from the **street**; and
  - (c) sidewalks that provide direct exterior access to the **unit** or the **use**.

### Floor Area Ratio

- 12 The maximum **floor area ratio** is 6.0.

## Proposed Direct Control Guidelines

### Building Height

- 13 (1) Unless otherwise referenced in subsections (2) or (3), the maximum **building height** is 90.0 metres.
- (2) Where the **parcel** shares a **property line** with 67 Avenue SW, the maximum **building height** is:
- (a) 14.0 metres measured from **grade** within 4.0 metres of the shared **property line**; and
  - (b) 26.0 metres from **grade** within 6.0 metres of the shared **property line**.
- (3) Where the **parcel** shares a **property line** with 4A Street SW, the maximum **building height** is 14.0 metres measured from **grade** within 4.0 metres of the shared **property line**.

### Use Area

- 14 (1) Unless otherwise referenced in subsections (3) or (4), the maximum **use area** for “Commercial Uses” on the ground floor of a **building** is 1200.0 square metres.
- (2) Unless otherwise referenced in subsection (3), there is no maximum **use area** for **uses** located on upper floors.
- (3) The maximum **use area** of a:
- (a) **Catering Service – Minor**, or a **Catering Service – Minor** combined with any other **use** is 300.0 square metres.
  - (b) **Cinema**, or a **Cinema** combined with any other **use**, is 2500.0 square metres.
  - (c) **Supermarket**, or a **Supermarket** combined with any other **use**, is 4000.0 square metres.
- (4) The following **uses** do not have a **use area** restriction:
- (a) **Addiction Treatment**;
  - (b) **Assisted Living**;
  - (c) **Custodial Care**;
  - (d) **Hotel**; and
  - (e) **Residential Care**.
- (5) There are no minimum **use area** requirements for “Commercial Uses” above the ground floor of **buildings**.

### Proposed Direct Control Guidelines

- (6) Where this section refers to “Commercial Uses” it refers to the listed **uses** at sections 5 and 6 of this Direct Control District, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units, Live Work Units** and **Residential Care**.

#### Floor Plate Restrictions

- 15 (1) Unless otherwise referenced in subsection (2), the maximum individual **floor plate area** of the portion of a **building** higher than 30.0 metres above **grade** or above a **Parking Lot – Structure** is 2500.00 square metres.
- (2) The maximum individual **floor plate area** of the portion of a **building** higher than 30.0 metres above **grade** or above a **Parking Lot – Structure** is:
- (a) 850.0 square metres, for a floor of a **building** that contains **Dwelling Units**; and
  - (b) 1000.0 square metres, for a floor of a **building** that contains a **Hotel**.

#### Relaxations

- 16 The **Development Authority** may relax the rules contained in Sections 8(1), 9(1), 9(2), 10(1) and 10(2) of this Direct Control District in accordance with sections 31 and 36 of Bylaw 1P2007.