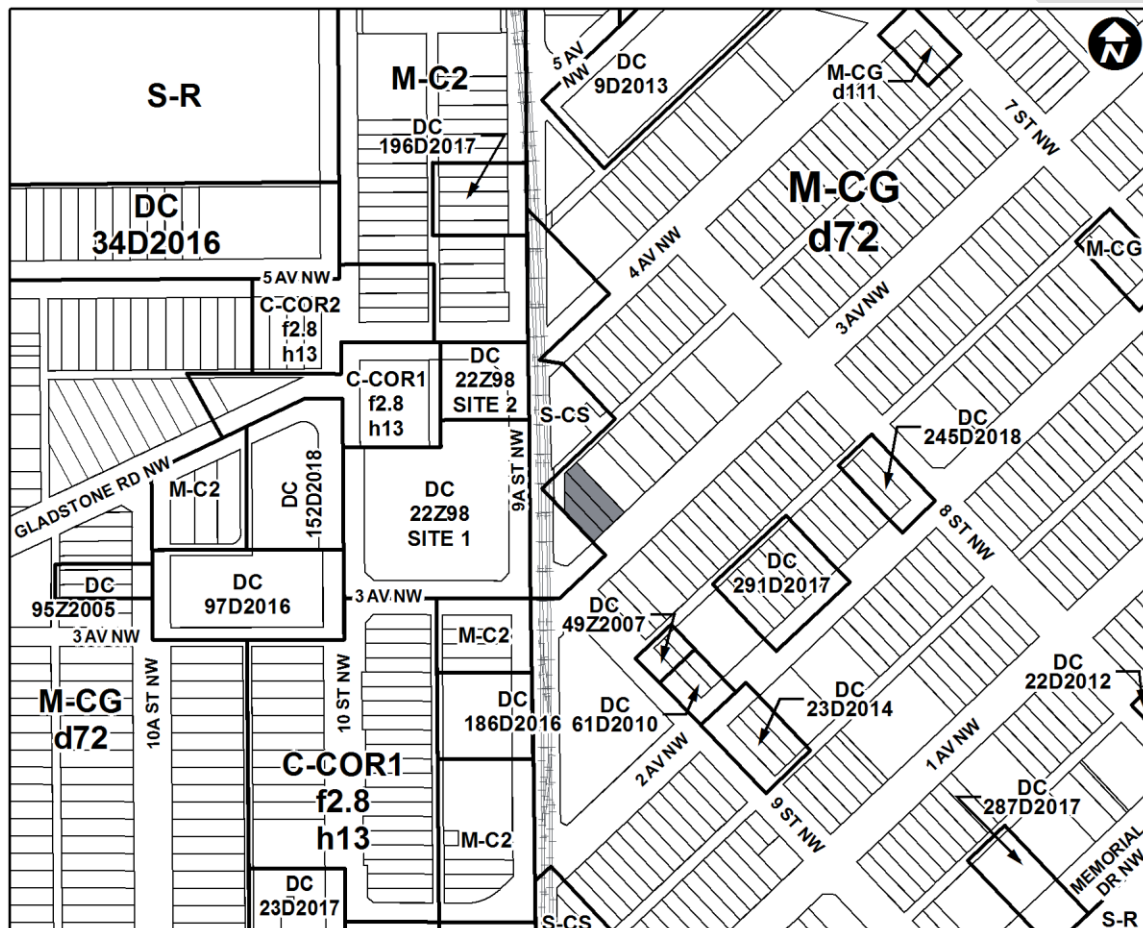**Proposed Direct Control Guidelines**

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
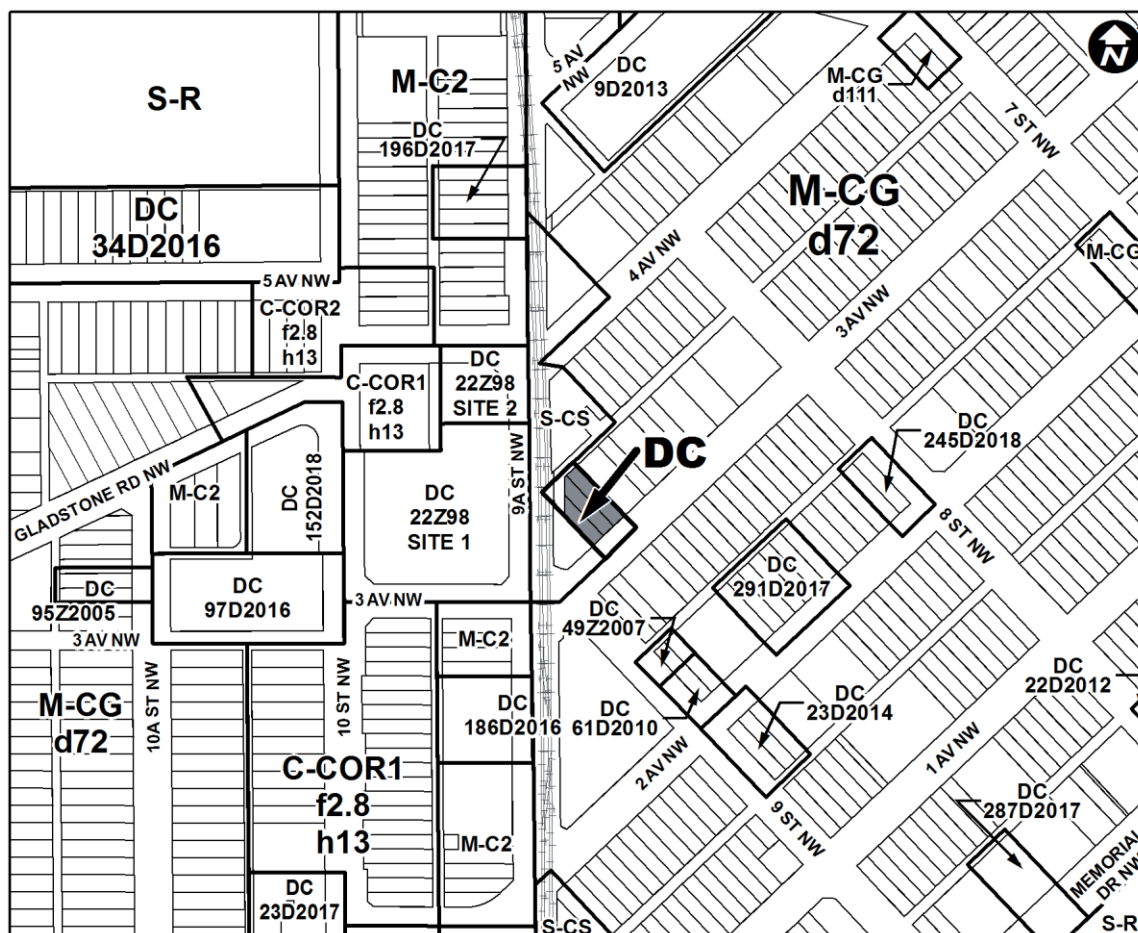
DIRECT CONTROL DISTRICT

Purpose

1   This Direct Control District is intended to:

   (a)   provide for medium *density* low-rise urban infill *development* in compliance with the policies of the Hillhurst/Sunnyside Area Redevelopment Plan;

   (b)   implement the *density* bonus provisions of the Hillhurst/Sunnyside Area Redevelopment Plan; and

   (c)   provide for a **Secondary Suite** and a **Backyard Suite** on the same parcel and in conjunction with a **Single Detached Dwelling**.

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.

Proposed Direct Control Guidelines

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 Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

Discretionary Uses
5   The *discretionary uses* of the Multi-Residential – Contextual Medium Profile (M-C2) 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 – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio
7   **(1)**   Unless otherwise referenced in subsection (2), the maximum *floor area ratio* is 0.72.

       (2)   The *floor area ratio* may be increased to 2.5 in accordance with the *density* bonus provisions contained in section 8 of this Direct Control District.

Density Bonus
8   **(1)**   For the purpose of this section: "Cash Contribution Rate" means: $18.14 per square metre for the year 2019. The Cash Contribution Rate will be adjusted annually on January 1 by the *Development Authority*, based on the Statistics Canada Consumer Price Index for Calgary.

       (2)   A *density* bonus may be earned by a contribution to the Hillhurst/Sunnyside Community Amenity Fund, such that:

           Cash Contribution Amount = Cash Contribution Rate x Total floor area in square metres above the base *floor area ratio* of 0.72.

       (3)   A *density* bonus may be earned by the provision of an urban design improvement in accordance with Part II, section 3.1.5.4 of the Hillhurst/Sunnyside Area Redevelopment Plan, where the allowable bonus floor area in square metres is equal to the cost of construction of the off-site improvement divided by the Cash Contribution Rate, such that:

           Allowable bonus floor area = Total construction cost of the improvement / Cash Contribution Rate.

           Total Construction cost will not include any construction costs necessary to fulfill the infrastructure requirements of a *development permit* for a *development* equal to or less than a *floor area ratio* of 0.72. Details of the construction cost will be determined through the *development permit* process.

Proposed Direct Control Guidelines

Number of Secondary Suites and Backyard Suites on a Parcel

9   **(1)**   The maximum number of **Secondary Suites** located on a *parcel* is one.

       (2)   The maximum number of **Backyard Suites** located on a *parcel* is one.

       (3)   A **Secondary Suite** and a **Backyard Suite** may be located on the same *parcel*.

Motor Vehicle Parking Stalls Requirements for Secondary Suites and Backyard Suites

10   There is no minimum *motor vehicle parking stalls* required for **Secondary Suites** and **Backyard Suites**.