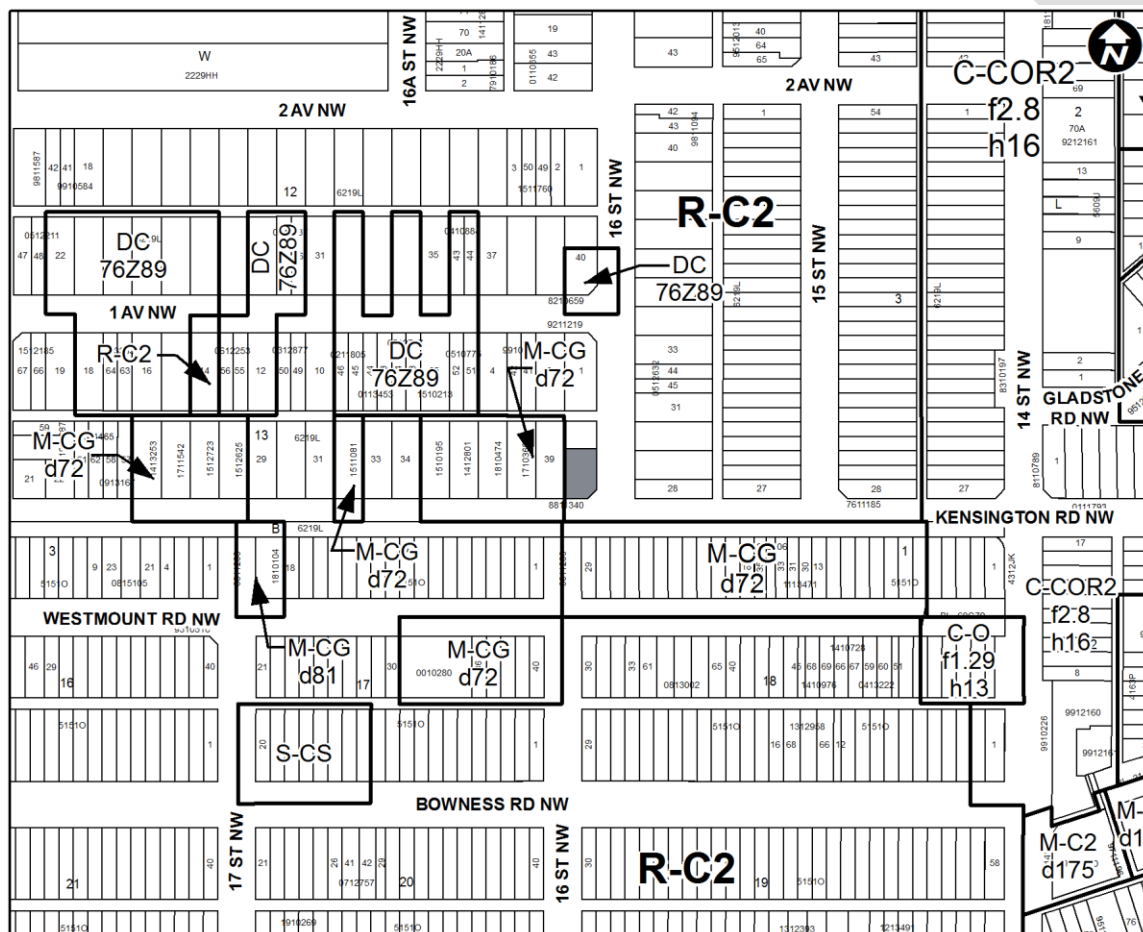


Proposed Direct Control Guidelines

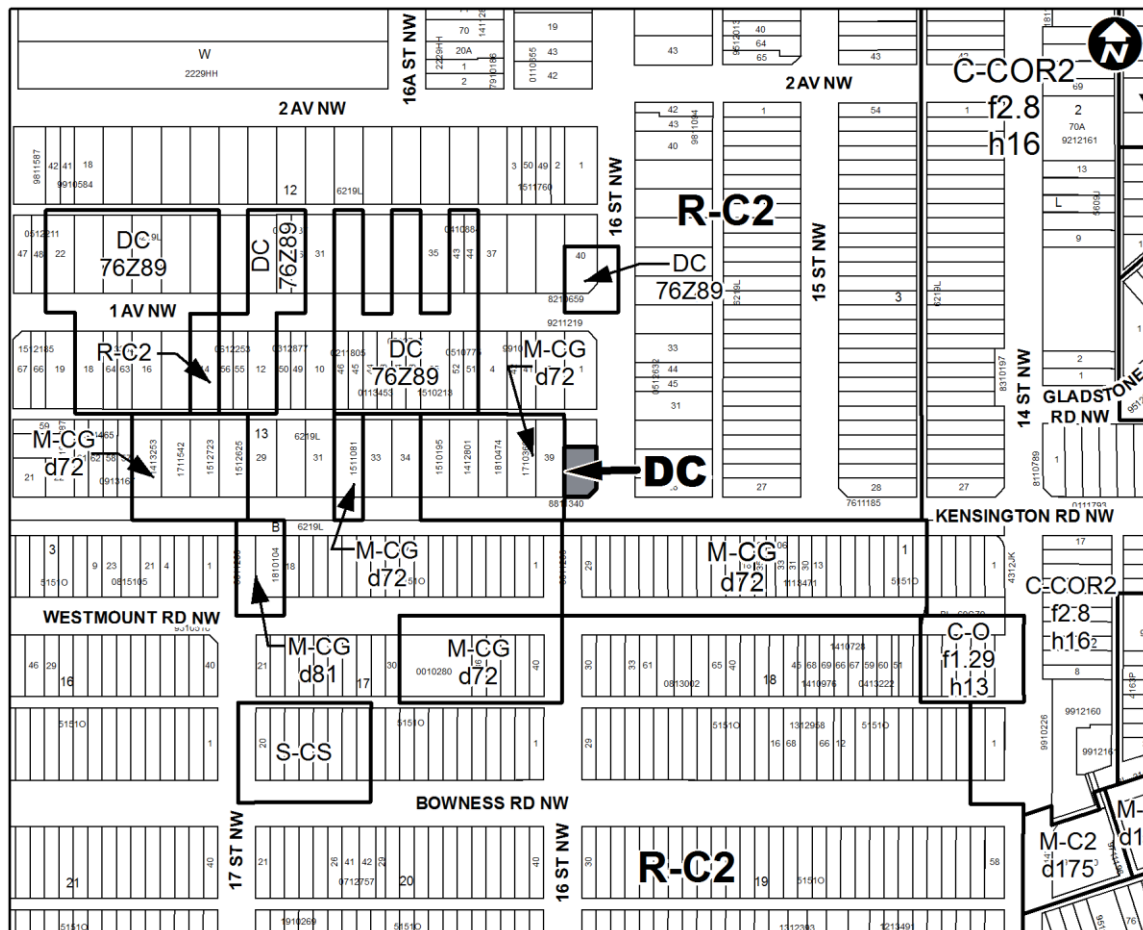
1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including 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) establish specific **building height, setback areas, motor vehicle parking stall** and landscaping rules designed to allow for small scale mixed use **development**.

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 – Neighbourhood 1 (C-N1) District of Bylaw 1P2007 are the **permitted** in this Direct Control District.

Proposed Direct Control Guidelines

Discretionary Uses

- 5 The **discretionary uses** of the Commercial – Neighbourhood 1 (C-N1) District of Bylaw 1P2007 are **discretionary** in this Direct Control District.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified in this Direct Control District, the rules of Commercial – Neighbourhood 1 (C-N1) District of Bylaw 1P2007 apply to this Direct Control District.

Floor Area Ratio

- 7 The maximum **floor area ratio** for buildings is 2.5.

Building Height

- 8 (1) Unless otherwise specified in subsection (2), the maximum **building height** is 12.0 metres.
- (2) Where the **parcel** shares a **property line** with a **parcel** designated as **low density residential district** the maximum **building height**:
- (a) is 10.0 metres measured from **grade** at the shared **property line**; and
 - (b) increases to 12.0 metres measured from **grade** at a distance greater than 4.0 metres from the shared **property line**.

Location of Uses Within Buildings

- 9 There are no restrictions on the location of **uses** within a **building** in this Direct Control District.

Setback Area

- 10 (1) Where the **parcel** shares a **property line** with another **parcel**, the **setback area** must have a minimum depth of 1.2 metres; and
- (2) Where a **parcel** shares a **property line** with a **street**, there is no requirement for a **setback area**.
- (3) Sections 713, 714, and 715 of Bylaw 1P2007 do not apply in this Direct Control District.

Landscaping in Setback Areas

- 11 (1) Unless otherwise specified in subsection (2), **setback areas** may be either a **soft surfaced landscaped area** or a **hard surfaced landscaped area**.
- (2) Where the **setback area** shares a **property line** with a **parcel** designated as a **residential district**, the **setback area**:
- (a) must be a **soft surfaced landscaped area**; and
 - (b) may have a sidewalk along the length of the **building**.

Proposed Direct Control Guidelines

Minimum Required Motor Vehicle Parking Stalls

- 12 (1) Unless otherwise referenced in subsection (2), the minimum **motor vehicle parking stall** requirements are as per section 717 of Bylaw 1P2007.
- (2) The minimum number of **motor vehicle parking stalls**:
- (a) for a **Dwelling Unit** is:
 - (i) 0.5 stall per **unit** for resident parking; and
 - (ii) zero **visitor parking stalls**;
 - (b) for an **Office** is:
 - (i) 2.0 stalls per 100.0 square metres of **gross usable floor area**; or
 - (ii) 0.3 stall per 100.0 square metres of **gross usable floor area** when at least 1.0 shower and change room facility and 3.0 **bicycle parking stall - class 1** are provided on site within an area accessible to employees.

Required Bicycle Parking Stalls

- 13 The minimum number of **bicycle parking stalls - class 2** for every 100.0 square metres of **gross usable floor area** of **Office** is 1.0.

Relaxations

- 14 The **Development Authority** may relax the rules contained in Sections 9, 10, 11 and 12 of this Direct Control District in accordance with Section 31 and Section 36 of Bylaw 1P2007.