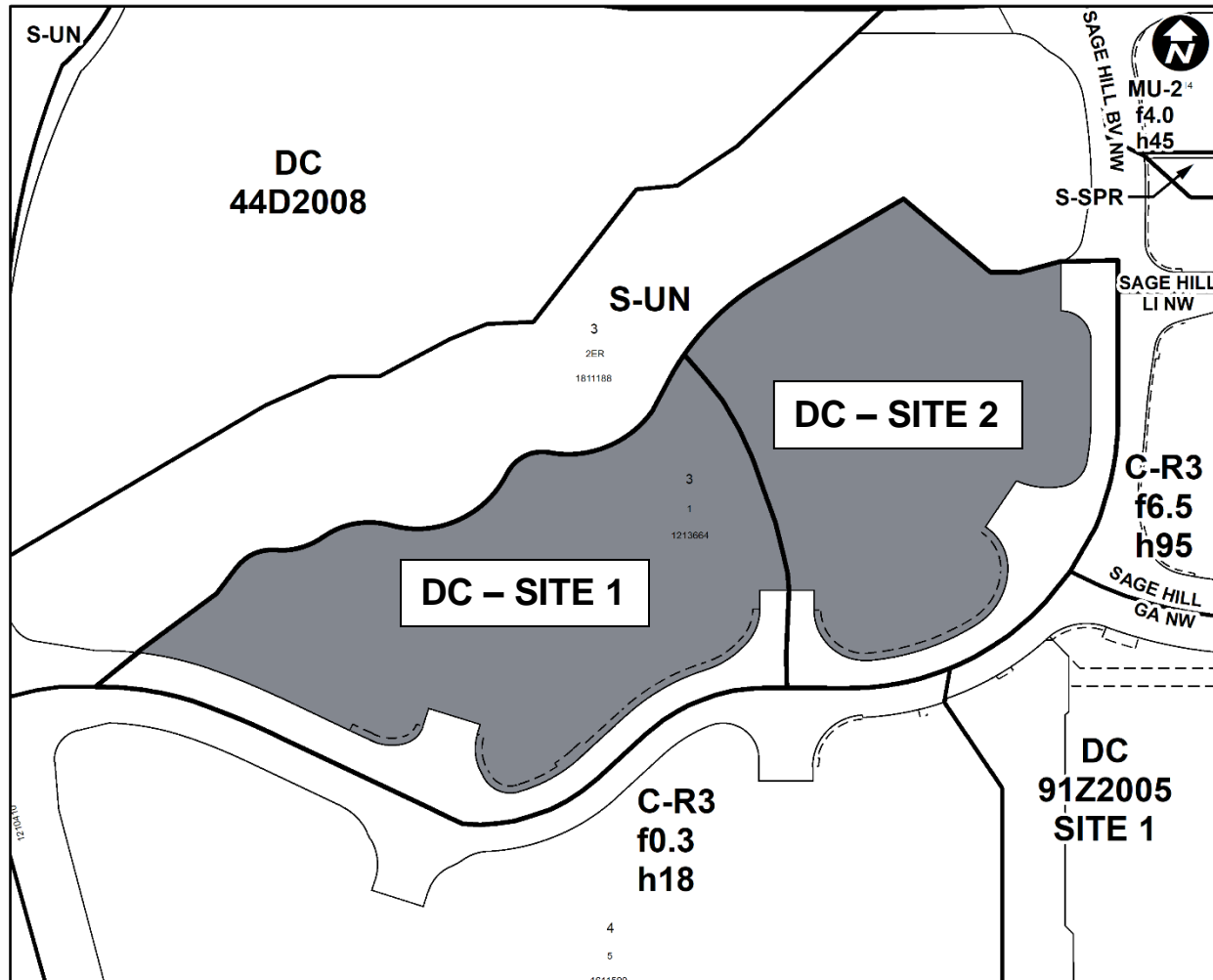


## Proposed DC Direct Control District Guidelines

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

### SCHEDULE A



### DIRECT CONTROL DISTRICT

#### Purpose

- 1 This Direct Control District is intended to:
  - (a) implement the Symons Valley Community Plan;
  - (b) allow for a comprehensively planned town centre **development**;
  - (c) provide for predominantly residential development on Site 1, and predominantly commercial development on Site 2;

## Proposed DC Direct Control District Guidelines

- (d) provide the opportunity for residential and commercial **uses** in the same **building**;
- (e) provide for residential **development** of medium height and medium **density**; and,
- (f) provide for small to mid-scale commercial **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.

### Setbacks from Special Purpose District

- 4** The minimum **setback area** from a **property line** shared with a **special purpose district** is 3.0 metres.

### Minimum Required Motor Vehicle Parking Stalls

- 5** The minimum number of **motor vehicle parking stalls** for Site 1 and Site 2:
- (a) for each **Dwelling Unit** in a **Multi-Residential Development** is:
    - (i) 0.75 stalls per **unit** for resident parking; and
    - (ii) 0.1 **visitor parking stalls**;
  - (b) for each **Live Work Unit** is:
    - (i) 0.5 stall per **unit**, for resident parking; and
    - (ii) 0.5 **visitor parking stalls** per **unit**;
  - (c) for an **Office**, where located on floors above the ground floor is:
    - (i) 1.0 stall per 100 square metres of **gross usable floor area**; and
    - (ii) the cumulative number of stalls referenced in subsection (i) must be reduced by 0.75 stalls per 50.0 square metres of total **gross usable floor area** to a maximum reduction of 1.5 stalls;
  - (d) for a **Drinking Establishment – Small, Restaurant: Food Service Only – Small** and **Restaurant: Licensed – Small**, is 1.7 stalls per 10.0 square metres of **public area**;
  - (e) for a **Convenience Food Store, Information and Service Provider, Pet Care Service, Print Centre, Retail and Consumer Service and Specialty Food Store** is:

## Proposed DC Direct Control District Guidelines

- (i) 2.0 stalls per 100.0 square metres of total gross **usable floor area**; and
- (ii) the cumulative number of stalls referenced in subsection (i) are reduced by 1.0 stall per 50.0 square metres of total **gross usable floor area** located on the ground floor to a maximum reduction of 3.0 stalls; ground floor to a maximum reduction of 3.0 stalls;
- (f) for a **Fitness Centre, Medical Clinic, Amusement Arcade, Billiard Parlour, Indoor Recreation Facility and Liquor Store** is 4.0 stalls per 100.0 square metres of total **gross usable floor area**; and
- (g) for all other **uses** is the minimum requirement referenced in Part 4 of Bylaw 1P2007.

### Reduction for Transit Supportive Development

- 6 The required number of **motor vehicle parking stalls** in section 5 is reduced by 25.0 per cent when the **use** is located in a **building** located within 150.0 metres of **frequent bus service**.

### Required Bicycle Parking Stalls

- 7 (1) The minimum number of **bicycle parking stalls – class 1** for:
- (a) each **Dwelling Unit** and **Live Work Unit** is:
    - (i) zero where the number of **units** is less than 20; and
    - (ii) 0.5 stalls per **unit** when the total number of **units** equals or exceeds 20; and
  - (b) all other **uses** is the minimum requirement referenced in Part 4 of Bylaw 1P2007.
- (2) The minimum number of **bicycle parking stalls – class 2** for:
- (a) each **Dwelling Unit** and **Live Work Unit** is:
    - (i) 2.0 stalls for **developments** of 20 **units** or less; and
    - (ii) 0.1 stalls per **unit** for **developments** of more than 20 **units**; and
  - (b) all other **uses** is 5.0 per cent of the minimum number of **motor vehicle parking stalls**.

### Reduction for Bicycle Supportive Development

- 8 The total number of **motor vehicle parking stalls** required in section 5 for all **units** within the **development** is reduced by 0.25 **motor vehicle parking stalls** for each additional **bicycle parking stall – class 1** provided in excess of the number of **bicycle parking stalls – class 1** required in section 7 to a maximum of 25 per cent of the total number of **motor vehicle parking stalls** required by section 5 for all **units** within the **development**.

## Proposed DC Direct Control District Guidelines

### Relaxations

- 9 The **Development Authority** may relax the rules set out in Section 4, 5, 7, 14 and 19 of this Direct Control District in accordance with Section 36 of Bylaw 1P2007.

Site 1 (3.31 ha ±)

### Application

- 10 The provisions in sections 11 through 14 apply only to Site 1.

### Permitted Uses

- 11 The **permitted uses** of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

### Discretionary Uses

- 12 The **discretionary uses** of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) Accessory Food Service;
- (b) Amusement Arcade;
- (c) Artist's Studio;
- (d) Catering Service – Minor;
- (e) Computer Games Facility;
- (f) Convenience Food Store;
- (g) Counselling Service;
- (h) Drinking Establishment – Medium;
- (i) Drinking Establishment – Small;
- (j) Financial Institution;
- (k) Fitness Centre;
- (l) Health Services Laboratory – With Clients;
- (m) Indoor Recreation Facility;
- (n) Information and Service Provider;
- (o) Instructional Facility;
- (p) Liquor Store;
- (q) Market;
- (r) Market – Minor;
- (s) Medical Clinic;
- (t) Office;
- (u) Outdoor Café;
- (v) Pet Care Service;
- (w) Print Centre;
- (x) Restaurant: Food Service Only – Medium;
- (y) Restaurant: Food Service Only – Small;
- (z) Restaurant: Licensed – Medium;
- (aa) Restaurant: Licensed – Small;
- (bb) Restaurant: Neighbourhood;
- (cc) Retail and Consumer Service;
- (dd) Seasonal Sales Area;
- (ee) Service Organization;
- (ff) Specialty Food Store;
- (gg) Social Organization;
- (hh) Special Function – Class 2;

## Proposed DC Direct Control District Guidelines

- (ii) **Take Out Food Service;**
- (jj) **Vehicle Rental – Minor; and**
- (kk) **Veterinary Clinic.**

### Bylaw 1P2007 District Rules

- 13** Unless otherwise specified, the rules of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 apply in this Direct Control District.

### Building Height

- 14** The maximum **building height** is 18.0 metres.

### Site 2 (2.93 ha ±)

### Application

- 15** The provisions in sections 16 through 19 apply only to Site 2.

### Permitted Uses

- 16** The **permitted uses** of the Commercial – Community 1 (C-C1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

### Discretionary Uses

- 17** The **discretionary uses** of the Commercial – Community 1 (C-C1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

### Bylaw 1P2007 District Rules

- 18** Unless otherwise specified, the rules of the Commercial – Community 1 (C-C1) District of Bylaw 1P2007 apply in this Direct Control District.

### Building Height

- 19** The maximum **building height** is 12.0 metres.