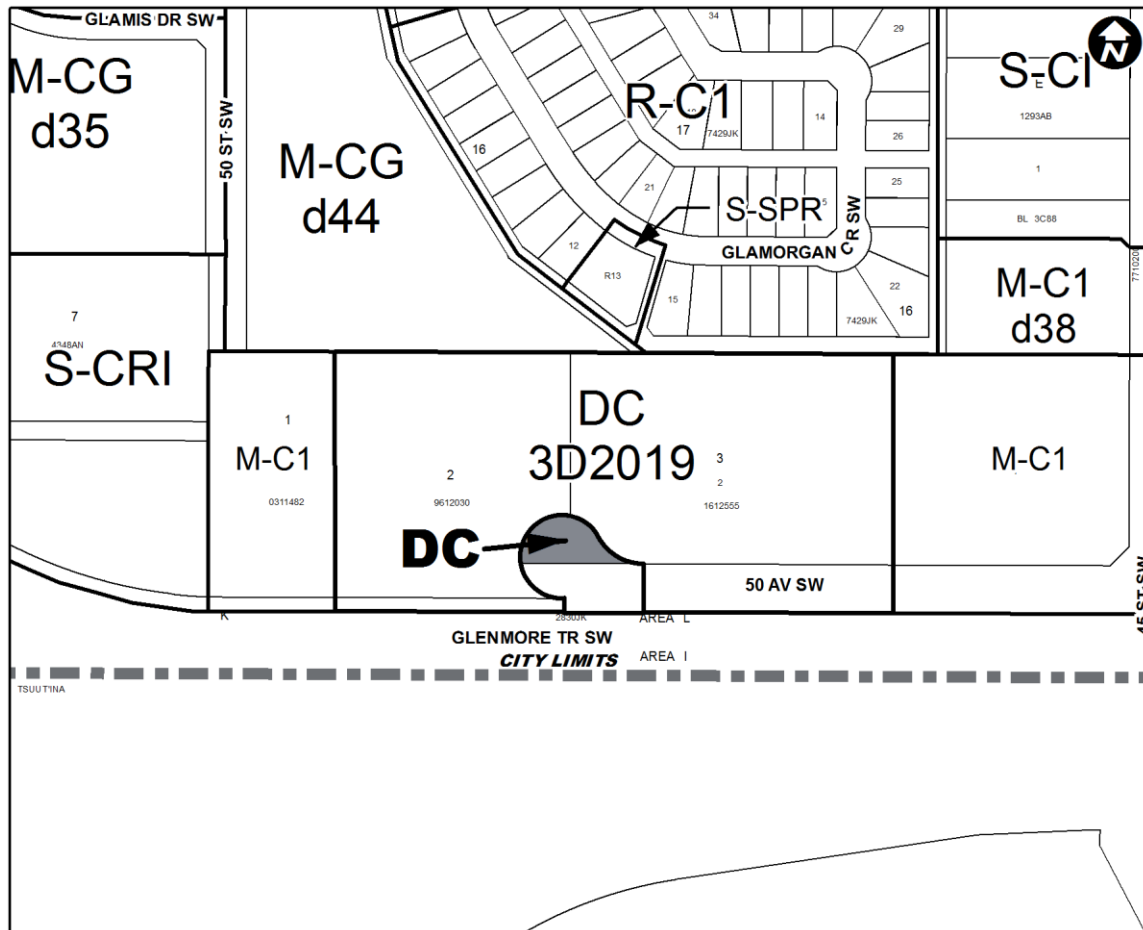


## Proposed DC Direct Control Guidelines

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) allow primarily residential and Assisted Living uses with supporting services;
- (b) create a built form where building height transitions from high to low from the south of the site towards the low density residential development to the northwest; and
- (c) enable opportunities for a mix of commercial, institutional and social uses.

## Proposed DC 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 to this Direct Control District Bylaw.

### Reference to Bylaw 1P2007

- 3 Within this Direct Control District Bylaw, 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 – High Density Low Rise (M-H1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

### Discretionary Uses

- 5 The **discretionary uses** of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Accessory Food Service;**
- (b) **Drinking Establishment – Small;**
- (c) **Fitness Centre;**
- (d) **Financial Institution;**
- (e) **Food Kiosk;**
- (f) **Instructional Facility;**
- (g) **Library;**
- (h) **Medical Clinic;**
- (i) **Performing Arts Centre;**
- (j) **Restaurant: Licensed – Small; and**
- (k) **Social Organization.**

### Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 apply in this Direct Control District.

### Setback Area

- 7 The depth of all **setback areas** must be equal to the minimum **building setback** required in section 8 of this Direct Control District Bylaw.

### Building Setbacks

- 8 (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **property line** shared with a **street** is 3.0 metres.
- (2) The minimum **building setback** from a **property line** shared with a **street** for a **street-oriented multi-residential building** is zero metres.
- (3) The minimum **building setback** from a northern **property line** shared with a lane is 3.0 metres.
- (4) The minimum **building setback** from a **property line** shared with another **parcel** is 3.0 metres.

## Proposed DC Direct Control Guidelines

### Building Height

- 9 (1) Unless otherwise referenced in subsections (2), and (3), the maximum **building height** is 26.0 metres.
- (2) Where the **parcel** shares a **property line** with a **lane adjacent** to a **parcel** designated as a **low density residential district**, the maximum **building height**:
- (a) is 16.0 metres measured from **grade**, measured from a 3.0 metre distance from the **property line** shared with a **lane**;
  - (b) increases at a 45.0 degree angle to a depth of 10.0 metres measured from the **property line** shared with a **lane**, to a maximum **building height** of 26.0 metres measured from **grade**; and
  - (c) is 26.0 metres measured from **grade** at a distance greater than 10.0 metres from the **property line** shared with the **lane**.
- (3) Where the **parcel** shares a northern **property line** with a **parcel** designated as a **multi-residential district**, the maximum **building height**:
- (a) is 20.0 metres measured from **grade**, measured from a 3.0 metre distance from the shared **property line**;
  - (b) increases at a 45.0 degree angle to a depth of 10.0 metres from the shared **property line** to a maximum **building height** of 26.0 metres measures from grade; and
  - (c) is 26.0 metres measured from **grade** at a distance greater than 10.0 metres from the shared **property line**.