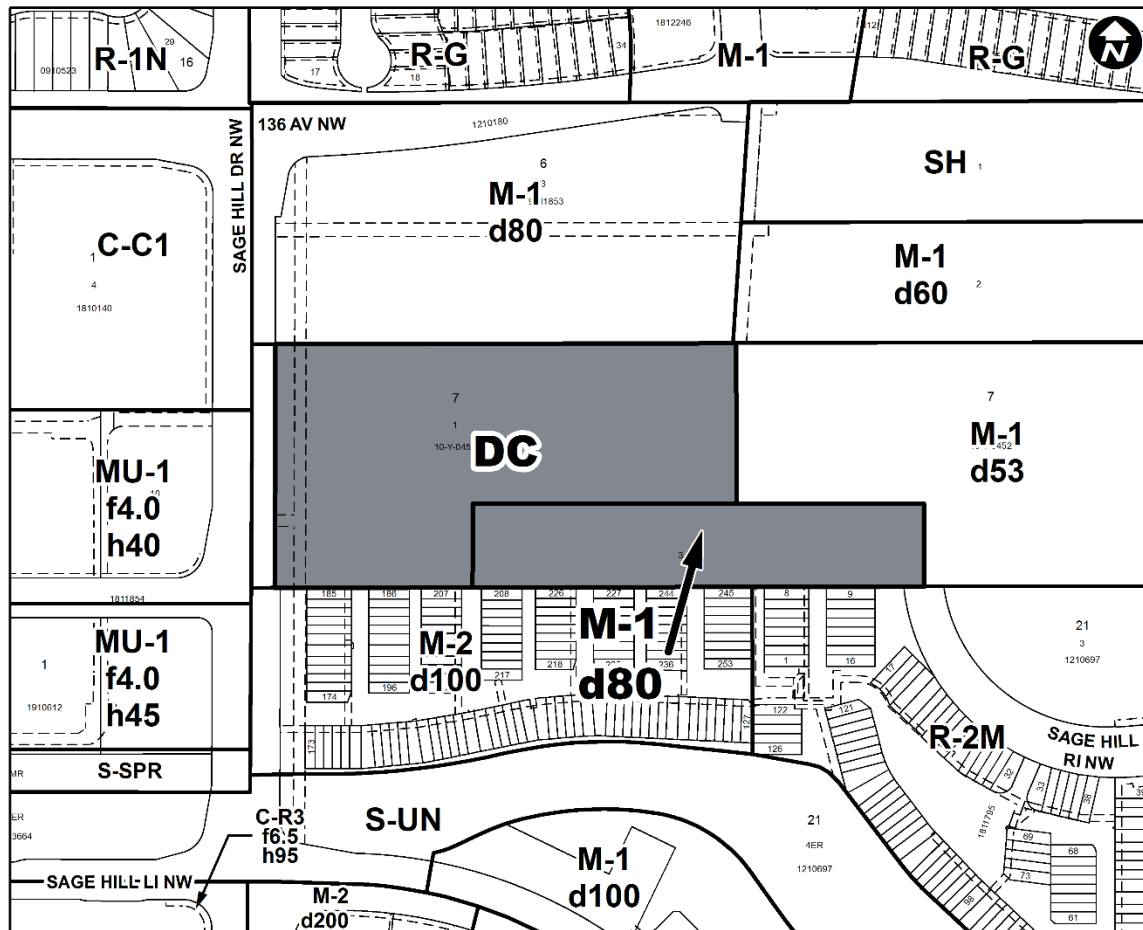


Proposed DC Direct Control Guidelines

- 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:

- restrict the maximum floor area ratio for commercial development uses;
- restrict the types of allowable auto-oriented uses;
- require a minimum density of residential development in order to provide for mixed-use building forms; and
- require a "Comprehensive Development Permit" to be submitted for all lands within the Direct Control District.

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.

General Definitions

- 4 In this Direct Control District:
- (1) Where this bylaw refers to “**Comprehensive Development Permit**”, it refers to a **development permit** that encompasses the entire Direct Control District.
 - (2) Where this bylaw refers to “**Commercial Uses**”, it refers to the listed **uses** in sections 5 and 6, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit, Live Work Unit and Residential Care**.

Permitted Uses

- 5 The **permitted uses** of the Commercial – Community 1 (C-C1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District, with the exclusion of:
- (a) **Vehicle Rental – Minor.**

Discretionary Uses

- 6 The **discretionary uses** of the Commercial – Community 1 (C-C1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District, with the exclusion of:
- (a) **Car Wash – Single Vehicle;**
 - (b) **Drive Through;**
 - (c) **Parking Lot – Grade; and**
 - (d) **Vehicle Sales – Minor.**

Bylaw 1P2007 District Rules

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

Minimum Residential Density

- 8 The minimum **density** is 13 **units** per hectare.

Maximum Use Area for Commercial Uses

- 9 The maximum **floor area ratio** for commercial **uses** is 0.45.

Rules for Location of Uses within Buildings

- 10 (1) **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units and Residential Care** must not be located on the ground floor of a **building**.

Proposed DC Direct Control Guidelines

(2) “*Commercial Uses*” and Live Work Units:

- (a) may be located on the same floor as **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** and **Residential Care**; and
- (b) must not share an internal hallway with **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** or **Residential Care**.

Building Height

- 11 The maximum **building height** is 13 metres.

Relaxations

- 12 The **Development Authority** may consider relaxations of section 10 of this Direct Control Bylaw provided the test for a relaxation outlined in Bylaw 1P2007 is met.

Development Permit Regulations

- 13 The first **development permit** for permanent **buildings** and **uses** must be a “**Comprehensive Development Permit**”.