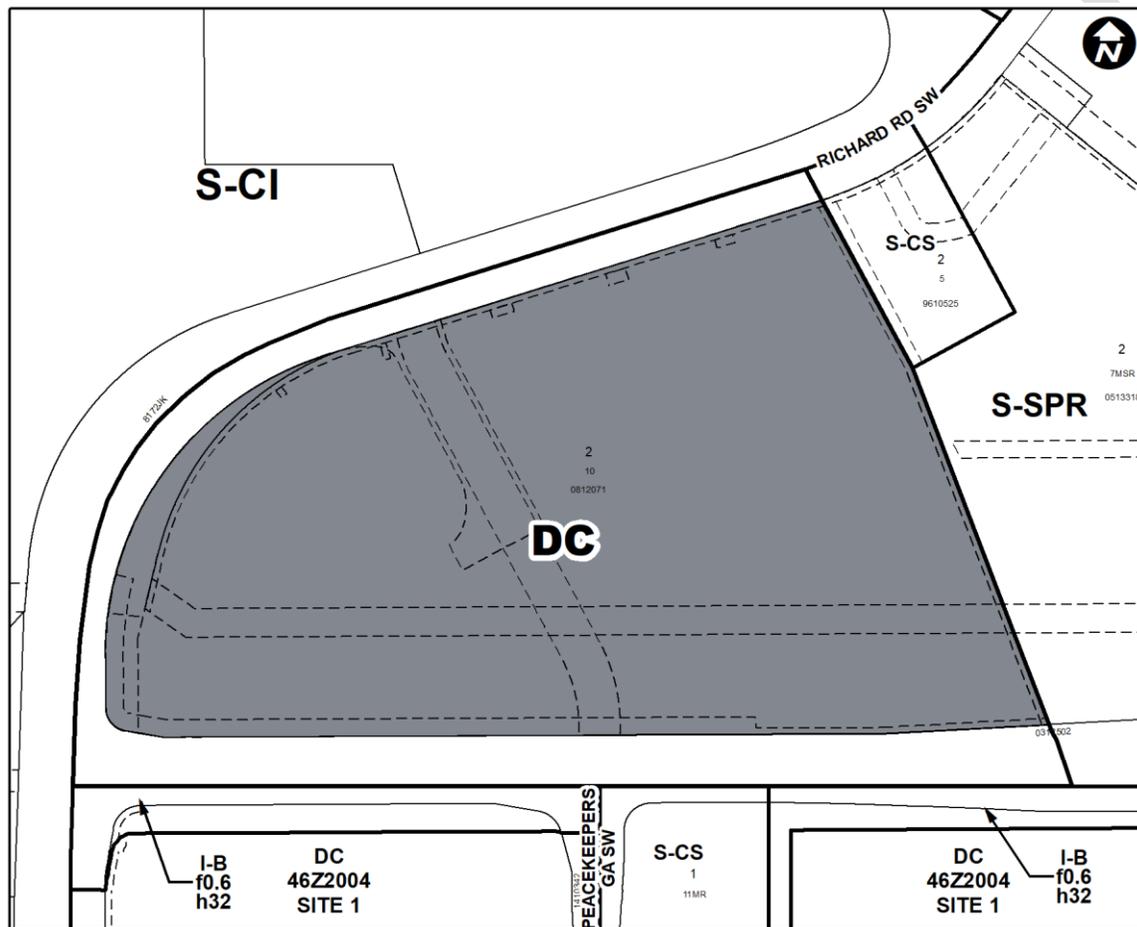


Proposed Direct Control District Guidelines

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) accommodate a range of employment-intensive uses in an urban setting characterized by a high-quality cohesive design;
- (b) allow for select uses which provide goods and services to employees, business clients, or the surrounding community that are complementary to the predominant employment-related uses; and
- (c) allow for the development of landmark buildings on specific areas of site.

Proposed Direct Control District 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.

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 (1) The following *uses* are *permitted uses* in this Direct Control District:
- (a) Park;
 - (b) Protective and Emergency Service;
 - (c) Sign – Class A;
 - (d) Sign – Class B;
 - (e) Sign – Class D; and
 - (f) Utilities.
- (2) The following *uses* are *permitted uses* in this Direct Control District if they are located within existing approved *buildings*:
- (a) Artist's Studio;
 - (b) Catering Service – Minor;
 - (c) Child Care Service;
 - (d) Computer Games Facility;
 - (e) Convenience Food Store;
 - (f) Counselling Service;
 - (g) Drinking Establishment – Small;
 - (h) Financial Institution;
 - (i) Fitness Centre;
 - (j) General Industrial – Light;
 - (k) Health Services Laboratory – With Clients;
 - (l) Information and Service Provider;

Proposed Direct Control District Guidelines

- (m) **Instructional Facility;**
- (n) **Library;**
- (o) **Medical Clinic;**
- (p) **Office;**
- (q) **Pet Care Service;**
- (r) **Power Generation Facility – Small;**
- (s) **Print Centre;**
- (t) **Radio and Television Studio;**
- (u) **Restaurant: Food Service Only – Medium;**
- (v) **Restaurant: Food Service Only – Small;**
- (w) **Restaurant: Licensed – Small;**
- (x) **Restaurant: Neighbourhood;**
- (y) **Retail and Consumer Service;**
- (z) **Service Organization;**
- (aa) **Specialized Industrial;**
- (bb) **Specialty Food Store;**
- (cc) **Take Out Food Service; and**
- (dd) **Veterinary Clinic.**

Discretionary Uses

- 5 (1) **Uses** listed in subsection 4(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in this Direct Control District.
- (2) The following **uses** are **discretionary uses** in this Direct Control District:
- (a) **Brewery, Winery and Distillery;**
 - (b) **Cannabis Counselling;**
 - (c) **Cannabis Store;**

Proposed Direct Control District Guidelines

- (d) Drinking Establishment – Medium;
- (e) Drinking Establishment – Small;
- (f) Hotel;
- (g) Liquor Store;
- (h) Motion Picture Production Facility;
- (i) Outdoor Café;
- (j) Parking Lot – Structure;
- (k) Post-secondary Learning Institution;
- (l) Power Generation Facility – Medium;
- (m) Printing, Publishing and Distributing;
- (n) Restaurant: Licensed – Medium;
- (o) Sign – Class C;
- (p) Sign – Class E;
- (q) Sign – Class F;
- (r) Sign – Class G;
- (s) Special Function – Class 2; and
- (t) Utility Building.

Bylaw 1P2007 District Rules

- 6** Unless otherwise specified, the rules of the Industrial – Business (I-B) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7** The maximum *floor area ratio* is 1.1.

Building Height

- 8 (1)** Unless otherwise referenced in subsection 8(2), the maximum *building height* is 16.0 metres;

Proposed Direct Control District Guidelines

- (2) The maximum **building height** for the areas identified on Schedule C is 40.0 metres.

Rear Setback Area

- 9 Where the **parcel** shares a **rear property line** with a **parcel** designated as a **special purpose district**, the **rear setback area** must have a minimum depth of 1.2 metres.

Side Setback Area

- 10 Where the **parcel** shares a **side property line** with a **parcel** designated as a **special purpose district**, the **side setback area** must have a minimum depth of 1.2 metres.

TEXT FOR DISCUSSION ONLY

Proposed Direct Control District Guidelines

SCHEDULE B

