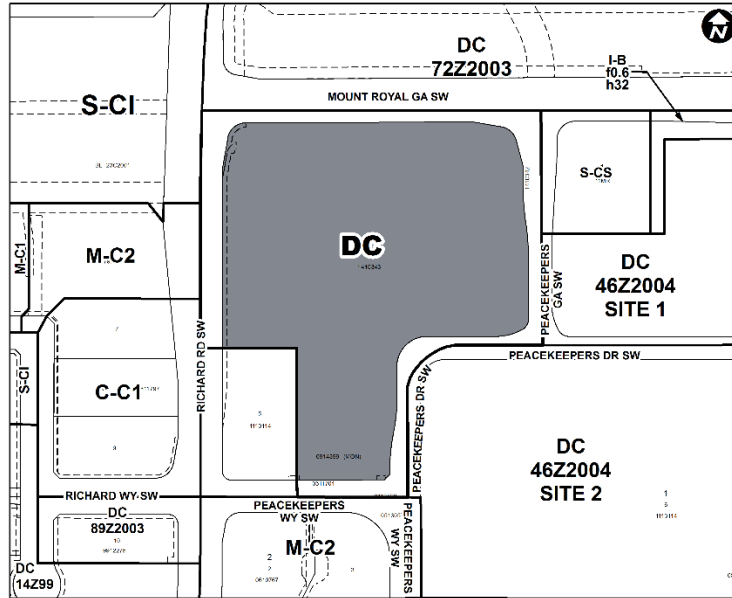


DC Direct Control Guidelines

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 for future development of the site in accordance with the Currie Barracks CFB West Master Plan;
 - (b) accommodate a wide mix of commercial and residential uses in the same building or in multiple buildings throughout the site; and
 - (c) be generally characterized by street-oriented buildings.

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.

DC Direct Control Guidelines

Permitted Uses

4 The **permitted uses** of the Mixed Use - General (MU-1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

5 The **discretionary uses** of the Mixed Use - General (MU-1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District:

- (a) with the addition of:
 - (i) **Amusement Arcade;**
 - (ii) **Billiard Parlour;**
 - (iii) **Cinema;**
 - (iv) **Conference and Event Facility;**
 - (v) **Dinner Theatre;**
 - (vi) **Drinking Establishment – Medium;**
 - (vii) **Museum;**
 - (viii) **Performing Arts Centre;**
 - (ix) **Restaurant: Food Service Only – Large; and**
 - (x) **Restaurant: Licensed – Large; and**
- (b) with the exclusion of:
 - (i) **Vehicle Rental – Minor; and**
 - (ii) **Vehicle Sales – Minor.**

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Mixed Use - General (MU-1) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

7 The maximum **floor area ratio** is 1.6.

Density

8 The maximum **density** is 165 **units** per hectare.

Building Height

9 The maximum **building height** is identified in Schedule B of this Direct Control Bylaw.

DC Direct Control Guidelines

Façade Width for Uses Facing a Street

- 10 (1) Unless otherwise referenced in subsections (2) and (3), the length of the **building** façade that faces a **street** containing an individual **use** on the floor closest to **grade** is a maximum of 15.0 metres.
- (2) For an individual **Drinking Establishment – Small, Drinking Establishment – Medium, Restaurant: Food Service Only – Medium, Restaurant: Food Service Only – Large, Restaurant: Food Service Only – Small, Restaurant: Licensed – Large, Restaurant: Licensed – Medium, Restaurant: Licensed – Small, Restaurant: Neighbourhood, Retail and Consumer Service, or Supermarket use** located on the floor closest to **grade**, the length of the **building** façade that faces a **street** is a maximum of 30.0 metres where all of the other **uses** that share the same façade meet the requirements of subsection (1).
- (3) The length of the **building** façade that faces a **street** containing an individual **Cannabis Counselling, Office or Payday Loan use** on the floor closest to **grade** is a maximum of 9.0 metres.

Relaxations

- 11 The **Development Authority** may relax the requirements in Sections 7, 8, 9 and 10 of this Direct Control District Bylaw where the test for relaxation in Bylaw 1P2007 is met.

DC Direct Control Guidelines

SCHEDULE B

