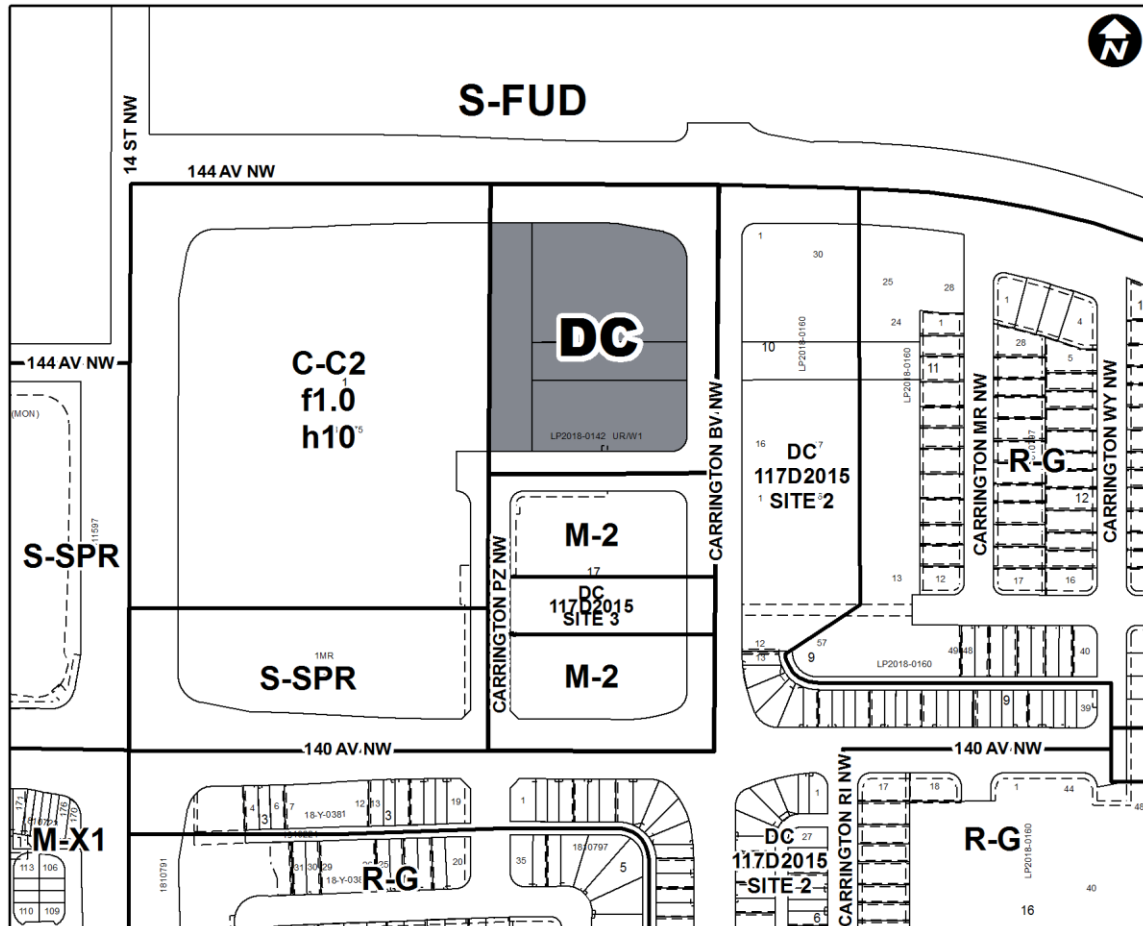


## Proposed Direct Control District Guidelines

- 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

- This Direct Control District is intended to:
  - allow for appropriate development intensity and land uses to support a future community retail center;
  - accommodate commercial and residential uses within a horizontal or vertical mixed-use development format;
  - limit the overall amount of commercial uses;

### Proposed Direct Control District Guidelines

- (d) require a minimum residential density; and
- (e) allow for a shared parking strategy.

#### Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply in 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 Bylaw:

- (a) “**internal street**” means a private **street** that connects 144 Avenue NW with Carrington Plaza NW;
- (b) “**commercial uses**” include **uses** referenced in Sections 5 and 6, other than **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** of this Direct Control District:

- (a) with the exclusion of:
  - (i) **Vehicle Rental – Minor.**

#### Discretionary Uses

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

- (a) with the addition of:
  - (i) **Assisted Living;**
  - (ii) **Conference and Event Facility;**
  - (iii) **Dinner Theater;**
  - (iv) **Hotel;**
  - (v) **Performing Arts Centre;**
  - (vi) **Custodial Care;**
  - (vii) **Residential Care;** and
- (b) with the exclusion of:

### Proposed Direct Control District Guidelines

- (i) **Vehicle Sales – Minor;**
- (ii) **Auto Service – Minor.**

#### Bylaw 1P2007 District Rules

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

#### Floor Area Ratio

- 8 (1) The maximum cumulative **floor area ratio** for the **parcels** within this Direct Control District is 2.5.
- (2) The maximum cumulative **floor area ratio** for the **parcels** within this Direct Control District for “**commercial uses**” is 0.25.

#### Minimum Residential Density

- 9 The minimum cumulative **density** for **parcels** within this Direct Control District is 60 **units** per hectare.

#### Building Height

- 10 The maximum **building height** is 23.5 metres.

#### Use Area

- 11 (1) Unless otherwise referenced in subsection (2), the maximum **use area** for **uses** on the ground floor of **buildings** is 1400.0 square metres.
- (2) In all other cases there are no **use area** restrictions.

#### Rules for Location of Uses Within Buildings

- 12 (1) **Dwelling Units** and **Live Work Units** may be located on the ground floor of **buildings**.
- (2) “**Commercial uses**”:
- (a) may be located on the same floor as **Dwelling Units**; and
  - (b) must not share an internal hallway with **Dwelling Units**.

#### Setback Areas

- 13 There is no minimum requirement for a **front setback area**, **rear setback area**, and **side setback area**.

#### Landscaping in Setback Areas

- 14 (1) Unless otherwise referenced in subsection (2), where a **setback area** is provided the **setback area** may be **hard surfaced landscaped areas** or **soft surfaced landscaped areas**.
- (2) Where the **setback area** shares a **property line** with an “**internal street**”, the **setback area** may be asphalt, **hard surfaced landscaped area** or **soft surfaced landscaped area**.

## Proposed Direct Control District Guidelines

### Minimum Motor Vehicle Parking Stalls

15 (1) The minimum number of **motor vehicle parking stalls**:

(a) is the requirement referenced in Part 4 of Bylaw 1P2007 for the following **uses**:

(i) **Hotel**;

(ii) **Library**;

(iii) **Medical Clinic**, where located above the ground floor; and

(iv) **Office**, where located above the ground floor;

(b) for each **Dwelling Unit** is:

(i) 0.75 stalls per **unit** for resident parking; and

(ii) 0.1 **visitor parking stalls** per **unit**;

(c) for each **Live Work Unit** is:

(i) 1.0 stall per **unit**, for resident parking; and

(ii) 0.5 **visitor parking stalls** per **unit**.

(d) for all other **uses** is 3.25 stalls per 93.0 square metres of **gross usable floor area**.

(2) **Motor vehicle parking stalls, visitor parking stalls and loading stalls and bicycle parking stalls** required for **uses** in this Direct Control District may be:

(a) located and supplied on any one **parcel** or combination of **parcels** within this Direct Control District and where the **parcels** are included on the same **development permit**; and

(b) shared by more than one **use**, subject to relaxations pursuant to subsection (3).

(3) The **Development Authority** may consider a relaxation of the minimum required **motor vehicle parking stalls, visitor parking stalls and loading stalls** for a **development** where a parking study submitted as part of a **development permit** application demonstrates that the **motor vehicle parking stall, visitor parking stall or loading stall** requirements should vary from the requirements of this Direct Control District Bylaw

### Freestanding Signs

16 (1) The maximum **sign area** of a **Freestanding Sign** is 18.5 square metres.

### Proposed Direct Control District Guidelines

- (2) The maximum height of a **Freestanding Sign** is 12.2 metres.

#### Relaxations

- 17 The ***Development Authority*** may relax the rules contained in subsection 8(2) and Sections 11, 12, 13, 14 and 15 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

TEXT FOR DISCUSSION  
ONLY