DC Direct Control District Bylaw 351D2017

AMENDMENT LOC2016-0069
BYLAW NUMBER 351D2017

SCHEDULE B

DC DIRECT CONTROL DISTRICT

Purpose

1. This Direct Control District is intended to:

   (a) provide opportunities for commercial uses on the ground floor of buildings and residential and office uses on upper floors;

   (b) require a minimum density of residential development to support the overall residential density targets for the Cell D Neighbourhood;

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(c) ensure that the minimum residential density requirements are applied equitably across various phases of development; and

(d) require an initial comprehensive development permit to be submitted for all lands within the Direct Control District.

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 The permitted uses of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the permitted uses in this Direct Control District.

Discretionary Uses
5 The discretionary uses of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the discretionary uses in this Direct Control District.

Bylaw 1P2007 District Rules
6 Unless otherwise specified, the rules of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio
7 The maximum floor area ratio is 2.5.

Building Height
8 The maximum building height is 23.0 metres.

Density
9 The minimum density is 80 units per hectare.

Relaxations
10 The Development Authority may consider relaxations of section 9 of this Direct Control Bylaw provided the test for relaxation outlined in Bylaw 1P2007 is met.

Development Permit Regulations
11 (1) The initial development permit for permanent buildings and uses must be a comprehensive development permit encompassing intended development for the entire Direct Control District.

(2) The initial comprehensive development permit requires a decision by the Calgary Planning Commission.
Access Requirements

12 The initial comprehensive development permit must include provisions for access from Plan 6778AW, Block 8 to Plan 6778AW, Block 7, including registration of an access right of way plan and easement, as required, to the satisfaction of the Development Authority.