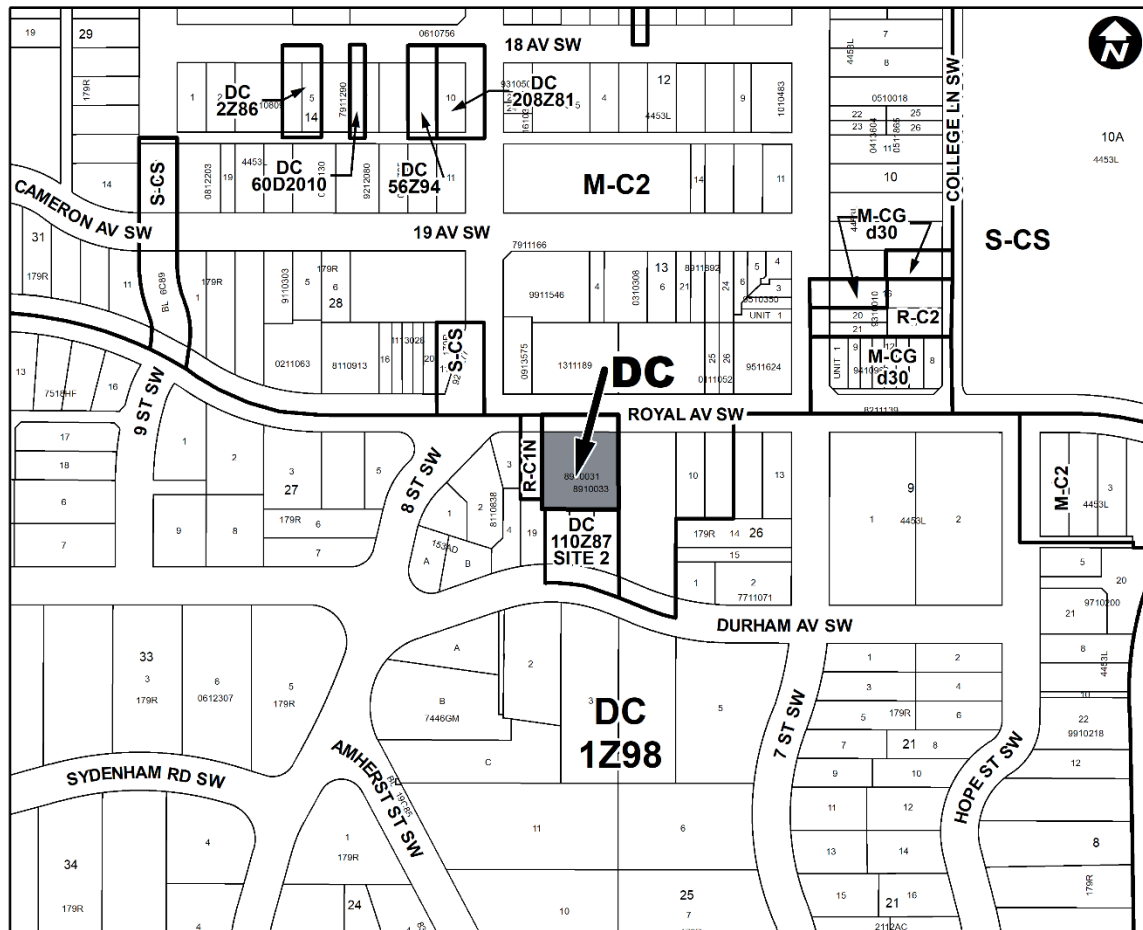


Proposed Direct Control Guidelines

- 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 Bylaw is intended to:

- provide for Multi-Residential Development in a variety of forms;
- allow development forms up to 6 storeys in height in close proximity to, or adjacent to, low density residential development;
- establish contextually sensitive and appropriate building setbacks; and
- establish motor vehicle parking requirement reductions for the incorporation of Transportation Demand Management (TDM) measures.

Proposed 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 Bylaw:

- (a) “**bicycle repair facility**” means a secure indoor space within the **development**, made available to tenants of that **development**, that provides equipment for the maintenance of bicycles.

Permitted Uses

- 5 The **permitted uses** of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 6 The **discretionary uses** of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 7 Unless otherwise specified, the rules of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 8 The maximum **floor area ratio** is 2.7.

Setback Area

- 9 The depth of all **setback areas** must be equal to the minimum **building setback** required in Section 10 of this Direct Control District Bylaw.

Building Setbacks

- 10 (1) The minimum **building setback** from a **property line** shared with a **street** is 3.0 metres.
- (2) The minimum **building setback** from the west **property line** is 3.0 metres.
- (3) The minimum **building setback** from the east **property line** is 3.0 metres.
- (4) The minimum **building setback** from the south **property line** is 7.5 metres.

Building Height

- 11 (1) The maximum **building height** is 22.0 metres.
- (2) There is no maximum area of a horizontal cross-section through the **building**.

Proposed Direct Control Guidelines

Motor Vehicle Parking Stall Requirements

12 (1) The minimum number of ***motor vehicle parking stalls*** for

(a) **Dwelling Units and Live Work Units** is:

(i) the minimum requirement referenced in Part 4 of Bylaw 1P2007;
or

(ii) 0.45 resident parking stalls and 0.1 visitor parking stalls where:

(A) a **Multi-Residential Development** includes a ***bicycle repair facility***;

(B) the ***building*** address is identified as ineligible for the Residential Permit Parking program; and

(C) 1.0 ***bicycle parking stalls – class 1*** are provided for each **Dwelling Unit and Live Work Unit**; and

(b) all other ***uses*** is the minimum requirement referenced in Part 4 of Bylaw 1P2007.

(2) The required ***motor vehicle parking stall*** requirements in section 12 may be further relaxed provided the test for relaxations as set out in Bylaw 1P2007 is met.