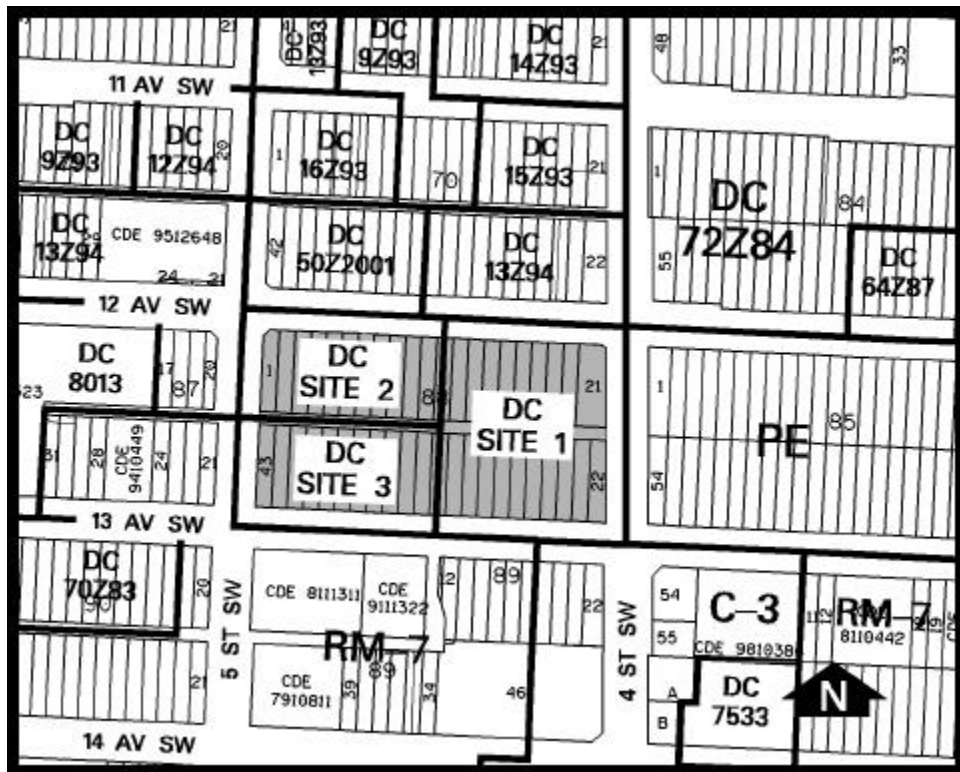


Amendment # LOC2004-0009
Council Approval: 2004 July 28

Bylaw # 55Z2004

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use (Site 1 and 2)
 - (a) Permitted Uses
 - Ancillary commercial uses
 - Essential public services
 - Home occupations – Class 1
 - Parks and playgrounds
 - Utilities

- (b) Discretionary Uses
 - Accessory buildings
 - Apartment buildings (C.U.)
 - Athletic and recreational facilities
 - Childcare facilities
 - Commercial schools
 - Community association buildings
 - Drinking establishments
 - Dwelling units
 - Entertainment establishments
 - Financial institutions
 - Grocery stores
 - Home occupations – Class 2 (N.P.)
 - Hospitals (C.U.)
 - Hostels
 - Hotels
 - Laboratories
 - Liquor stores
 - Medical clinics (C.U.)
 - Office (C.U.)
 - Outdoor cafes (N.P.)
 - Parking areas (temporary)
 - Personal service businesses
 - Private clubs and organizations
 - Private schools
 - Public and separate schools
 - Public or quasi-public buildings
 - Radio or television studios
 - Retail stores
 - Restaurant – food service only
 - Restaurant - licensed
 - Signs
 - University, colleges and provincial training centres

2. Development Guidelines (Site 1 and 2)

The General Rules for Downtown Districts contained in Section 42.1 of Bylaw 2P80 shall apply unless otherwise noted below:

(a) Gross Floor Area

Up to a maximum of 8.0 F.A.R. determined as follows:

- (i) A base F.A.R. of 5.0;
- (ii) With an additional maximum of 3.0 F.A.R. where street oriented retail space, enhanced pedestrian areas, provision of community facilities, enhanced open space and/or residential development is provided, to the satisfaction of the Approving Authority; and
- (iii) Mechanical rooms shall not be included in the calculation of F.A.R.

(b) Third Party Advertising Signs

Third party advertising signs are prohibited.

(c) Building Height

A maximum of 25 storeys.

(d) Yards

- (i) None required for non-residential development; and
- ii) A minimum of 3 metres for at grade residential development.

(e) Dwelling Units

- (i) No dwelling unit, other than a superintendent's or caretaker's apartment shall be located below a commercial use unless otherwise allowed by the Approving Authority;
- (ii) No window of a living room or bedroom shall be located closer than a horizontal distance of 7.5 metres from a side or rear property line or 15 metres from the facing windows of any other building on the same site;
- (iii) Each dwelling unit shall be provided with private amenity space having a minimum area of 5.6 metres in the form of an open or enclosed balcony/sunroom with glazing amounting to no less than 75 percent of the exterior walls of the amenity space;
- (iv) Where 50 percent or more of the gross floor area of a building is comprised of dwelling units, a minimum of 40 percent of the gross site area of that building shall be provided as common amenity space for all residents through a combination of indoor and outdoor spaces which may include all landscaped areas at or above grade, meeting rooms, recreation rooms or facilities; and
- (v) Dwelling units shall have an entrance separate from the entrance to any commercial component of the building.

(f) Landscaped Area

The following areas shall be landscaped to the satisfaction of the Approving Authority:

- (i) All yards where they are not used for vehicle circulation or parking;
- (ii) All on-site horizontal surfaces greater than 5.6 square metres in area that are overviewed by residential units and not required for parking or access; and
- (iii) All adjoining City boulevards.

(g) Outside Storage

Outside storage is prohibited.

(h) Right of Way Setbacks

See Section 17 of Bylaw 2P80.

(i) Parking and Loading Regulations

Section 18 of Bylaw 2P80 shall apply except as follows:

- (i) a minimum of 1 parking stall per dwelling unit which includes any requirement for visitor parking stalls;
- (ii) non-residential development shall provide parking at a rate of 1 parking stall per 93 square metres of net floor area except that medical clinics may provide parking at the rate of up to 1 parking stall per 25 square metres of gross floor area up to a maximum of 600 parking stalls; and
- (iii) a minimum of 20 percent of non-residential parking stalls shall be allocated to short term public parking.

(j) Non-residential Development

- (i) Non-residential development shall be primarily located on Site 1; and
- (ii) Non-residential development within Site 2 shall be limited to a maximum of 9300 square metres above a second storey containing non-residential development.

(k) Site Design

- (i) Development on Site 1 shall respect views of the steeple on First Baptist Church, when viewed from the north along 4 Street SW;
- (ii) The design and orientation of the easterly façade of a building on Site 1 shall provide a suitable interface with Memorial Park to the east particularly with respect to the east/west axis of the park;
- (iii) The development shall recognize and commemorate the historical significance and elements of the Belcher site; and
- (iv) Where possible, non-residential uses at grade shall be incorporated along 12 Avenue SW, 4 Street SW and the commercial corner of 5 Street SW at 12 Avenue SW.

all to the satisfaction of the Approving Authority.

- (I) Density Transfer
 - (i) The maximum density shall be applied to the full area subject to this bylaw; and
 - (ii) Unused density resulting from redevelopment may be applied to any other site within the bylaw area, in accordance with a Special Development Agreement, to be entered into between the owner(s) of the respective sites and The City of Calgary, to the satisfaction of the General Manager of Planning, Development and Assessment and the City Solicitor.

3. Land Use (Site 3)

The Permitted and Discretionary Uses of the RM-7 Residential High Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively with the additional Discretionary Uses of Parking areas (temporary) and the Permitted and Discretionary Uses listed in Site 1 only within the buildings existing on site as of the date of passage of this Bylaw.

4. Development Guidelines (Site 3)

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 shall apply unless otherwise noted below:

- (a) Gross Floor Area
 - A maximum of 8.0 F.A.R.
- (b) Building Height
 - A maximum of 25 storeys.
- (c) Yards
 - (i) A minimum of 3 metres for at-grade residential development; and
 - (ii) A minimum of 6 metres for any portion of a building above 6 storeys.
- (d) Dwelling Units
 - (i) No window of a living room or bedroom shall be located closer than a horizontal distance of 7.5 metres from a side or rear property line or 15 metres from the facing windows of any other building on the same site;
 - (ii) Each dwelling unit shall be provided with private amenity space having a minimum area of 5.6 metres in the form of an open or enclosed balcony/sunroom with glazing amounting to no less than 75 percent of the exterior walls of the amenity space; and
 - (iii) Where 50 percent or more of the gross floor area of a building is comprised of dwelling units, a minimum of 40 percent of the gross site area of that building shall be provided as common amenity space for all residents through a combination of indoor and outdoor spaces

which may include all landscaped areas at or above grade, meeting rooms, recreation rooms or facilities.

(e) Landscaped Area

The following areas shall be landscaped to the satisfaction of the Approving Authority:

- (i) All yards where they are not used for vehicle circulation or parking;
- (ii) All on-site horizontal surfaces greater than 5.6 metres in size that are overlooked by residential units and not required for parking or access; and
- (iii) All adjoining City boulevards.

(f) Outside Storage

Outside storage is prohibited.

(g) Right of Way Setbacks

See Section 17 of Bylaw 2P80.

(h) Parking and Loading Regulations

Section 18 of Bylaw 2P80 shall apply except:

- (i) A minimum of 1 parking stall per dwelling unit be provided which includes any requirement for visitor parking stalls.

(j) Site Design

- (i) Grade-level dwelling units are encouraged to have direct access to the street; and
- (ii) Structures fronting onto 13 Avenue SW should be in the form or have the appearance of individual townhouse units oriented to the street.