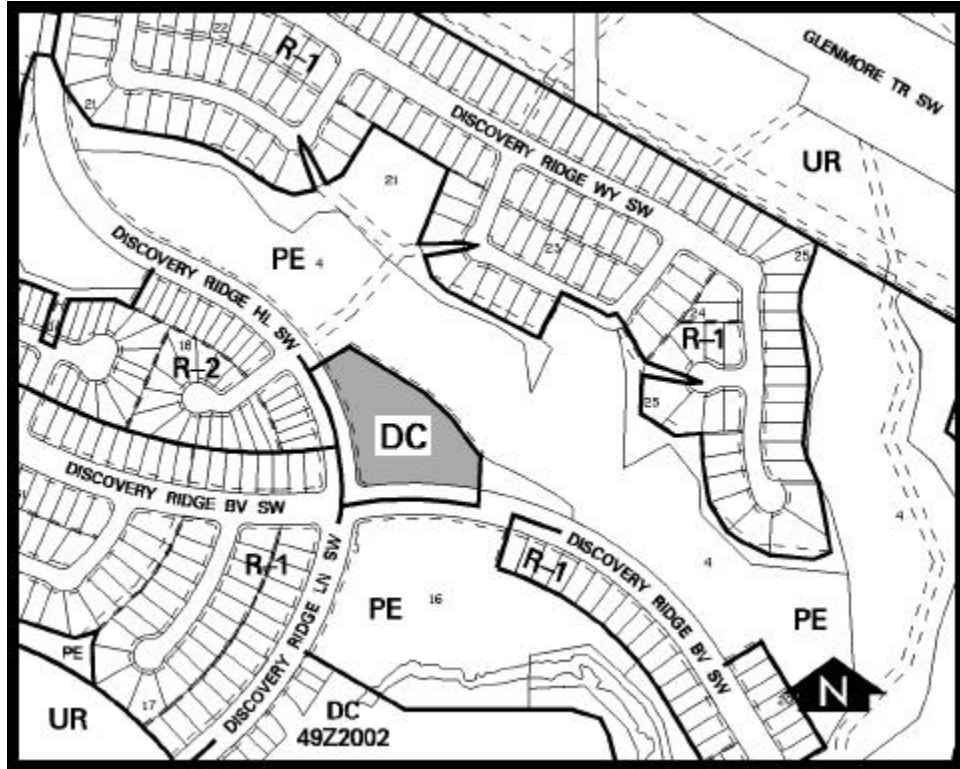


**Amendment # LOC2003-0057**  
**Bylaw # 101Z2003**  
Council Approval: 2003 October 27

**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

1. Land Use

The Permitted and Discretionary Uses of the C-1A Local Commercial District of Bylaw 2P80 shall be Permitted and Discretionary Uses respectively, with the additional Discretionary Uses of residents' association and community association facilities, excluding automotive services.

Notwithstanding Section 4(35) of Bylaw 2P80, dwelling units shall include townhouse developments.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the C-1A Local Commercial District contained in Section 35 of Bylaw 2P80 shall apply unless otherwise noted.

(a) Concept Plan

In conjunction with the submission of the first development permit on the site, a comprehensive concept plan shall be submitted which addresses massing, architectural treatments, vehicular access, landscaping, pedestrian connections, and amenity space within the site, all to the satisfaction of the Approving Authority. If necessary, the concept plan shall be reviewed and revised, to conform to subsequent development permit submissions to the satisfaction of the Approving Authority.

(b) Building Design

The design, character and appearance of the buildings shall be compatible with and complementary to the surrounding area.

(c) Building Size

The commercial, local retail, office uses and dwelling units on site shall be at minimum 1,850 square metres  $\pm$ , not exceeding 6,100 square metres  $\pm$ .

(d) Dwelling Units

Dwelling units may be situated on the ground floor of residential buildings only, provided that there is individual at grade entry for each dwelling unit.

(e) Rear Yard

A minimum of 3.0 metres.

(f) Community/Residents' Association Facility

(i) A Community/Residents' Association facility shall form part of the initial development permit application. The size of this facility shall be at minimum 185 square metres  $\pm$ , to a maximum 280 square metres  $\pm$  and shall include, but not be limited to, meeting rooms, kitchen area and washrooms.

(ii) The size of and the floor plan for the facility and the terms of an agreement to be entered into between the owner of the site and The City of Calgary and/or a Community/Residents' Association to allow The City and/or the Community/Residents' Association to use and occupy the facility shall be to the satisfaction of the General Manager of Parks Development and Operations and the City Solicitor.

(g) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, floor plans, exterior finishes and colour, landscaping, parking and access shall subsequently be submitted to the Approving Authority as part of a development permit application. In considering such an application, the Approving Authority shall ensure that the building appearance and site layout conform substantially to the plans and renderings submitted to City Council during their consideration of this Bylaw.