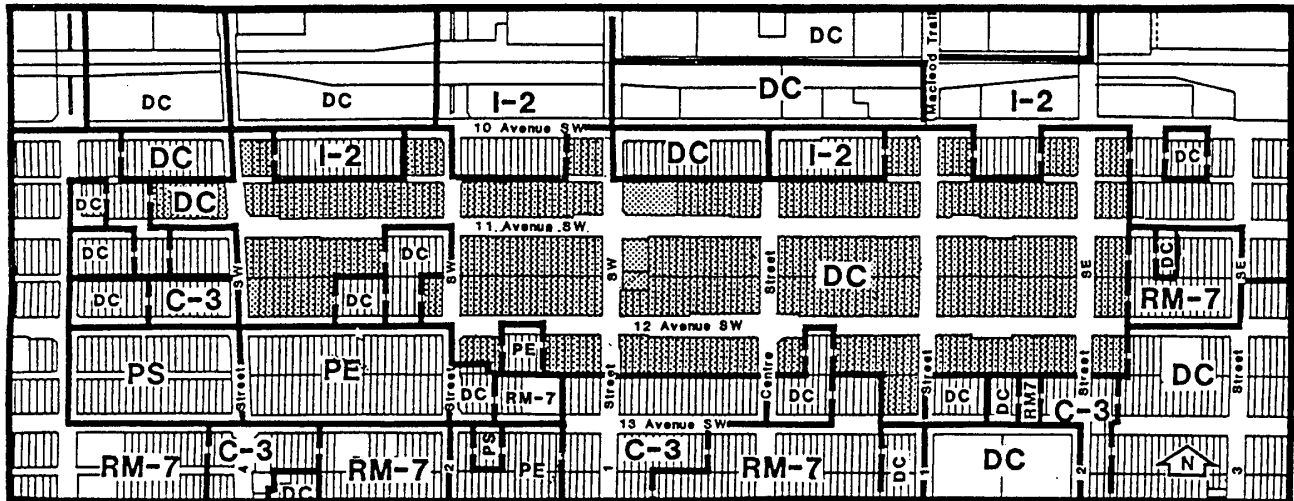


**Amendment No. 84/050**  
**Bylaw No. 72Z84**  
**Council Approval: 10 October 1984**

**SCHEDULE B**



D.C.: DIRECT CONTROL DISTRICT DEVELOPMENT GUIDELINES

1. PERMITTED USES

Notwithstanding any other requirements of this Direct Control District and the City of Calgary Land Use By-law 2P80, public and separate schools built as of the date of the adoption of this by-law.

2. PERMITTED USE RULES

Notwithstanding any other requirement of this Direct Control District and the City of Calgary Land Use By-law 2P80, the rules for permitted uses contained in the City of Calgary Land Use By-law 2P80, Section 51, PE: Public Park, School and Recreation District shall apply.

3. DISCRETIONARY USES

Accessory buildings  
Air-rights development  
Amusement arcades  
Apartment buildings  
Apartment-hotels  
Athletic and recreational facilities  
Auto body and paint shops  
Automotive sales and rental  
Automotive services  
Automotive specialities  
Billiard parlours

Child care facilities  
Commercial schools  
Community association buildings  
Drinking establishments  
Dwelling units  
Entertainment establishments  
Essential public services  
Financial institutions  
Grocery stores  
Home occupations  
Hotels  
Laboratories  
Light manufacturing  
Liquor stores  
Lodging houses  
Mechanical reproduction and printing establishments  
Medical clinics  
Offices  
Parking lots at grade  
Parking structures  
Parks and playgrounds  
Personal service establishments  
Private clubs and organizations  
Private schools  
Public and quasi-public buildings  
Public and separate schools  
Radio and television studios  
Restaurants  
Retail food stores  
Retail stores  
Signs  
Special care facilities  
Universities, colleges, provincial training centres  
Utilities  
Veterinary clinics

4. DISCRETIONARY USE RULES

The following rules shall apply:

a. Residential Buildings

In evaluating development projects involving dwelling units, the Approving Authority shall have due regard to the need to provide adequate building setbacks, landscaping and amenities.

b. Gross Floor Area

The maximum gross floor area shall be 8 times the site area.

c. Maximum Building Height

i. A maximum of 45.8 metres if the proposed building is within 152.4 metres of the banks of the Bow River.

ii. No restrictions otherwise.

d. +15

Development must make provision for connection to and maintaining the continuity of the +15 system.

e. Parking

The provisions of Section 18 of the City of Calgary Land Use By-law shall apply except as follows:

i. One stall per dwelling unit plus one stall per 139.4 square metres of commercial net floor area.

ii. Should the Approving Authority deem it advisable, it may accept a payment-in-lieu of the on-site or off-site parking requirements based on the amount of monies necessary to construct the required number of parking stalls in a parking structure at the time of approval.

iii. Provision of on-site parking must not disrupt the continuity of any pedestrian system.

iv. All at-grade parking stalls shall be landscaped and screened to the satisfaction of the Approving Authority.

f. Site Access

Except for emergency purposes, no vehicular access is allowed from 7th and 8th Avenue South and any vehicular access elsewhere shall be so designed as to create minimum disruption of traffic flows.

g. Building Finishes

All buildings shall have finishes which normally will not require reapplication during the life of the building and are an integral part of the cladding of the development.

h. Building Orientation

Building orientation shall be such as to create minimal adverse impacts on surrounding properties with regard to wind, shadowing, sound and ventilation of mechanical floors.

i. Garbage Storage

Garbage shall

i. be stored in weatherproof and animal-proof containers,

ii. be screened from adjacent sites and public thoroughfares,

iii. be in a location readily accessible for pick-up,

iv. comply with the provisions of the Waste By-law, and

- v. be provided with a storage area sufficient for 3 days' accumulation of refuse.
- j. Outside Storage  
No outside storage shall be allowed.
- k. Loading
  - i. The provisions of Section 18 of the City of Calgary Land Use By-law shall apply.
  - ii. Notwithstanding the requirements of Section 18, the following rules shall apply:
    - A. Restaurants and drinking establishments or theatres require a minimum of 1 loading space.
    - B. Retail, commercial, business and hotel developments require 1 space for the first 2320 square metres of usable floor area and 1 space for each 4640 square metres of usable floor area or portion thereof.
    - C. Residential developments require 1 space for the first 100 dwelling units plus 1 space for each additional 200 dwelling units or portion thereof.
- l. Unless the Approving Authority otherwise allows, all operations involved in carrying on a public garage or an auto body and paint shop, including
  - i. the parking of motor vehicles awaiting repair or painting or, having been repaired or painted, awaiting collection, and
  - ii. the storage of motor vehicle parts,shall be carried on within a building which shall be sufficiently sound-insulated to confine the noise to the premises, and any flashing, fumes, gases, smoke and vapour created on the premises shall be effectively confined to the premises.
- m. The assembly or production of ornamental metal works shall be carried on only in connection with or accessory to the retail or display of such ornamental metal.
- n. Notwithstanding the definition of a veterinary clinic in the City of Calgary Land Use By-law 2P80, a veterinary clinic shall not be used for boarding animals.
- o. Provision must be made in the structure of any new building to support any future plazas or pedestrian bridges which are required to ensure the continuity of the +15 system.

## 5. CONDITIONS OF DEVELOPMENT

In addition to the land use rules for Discretionary Uses contained in Section (4) above, the Approving Authority may impose conditions on a development permit as provided for in Section 11(2)(a)(i) of the City of Calgary Land Use By-law 2P80.