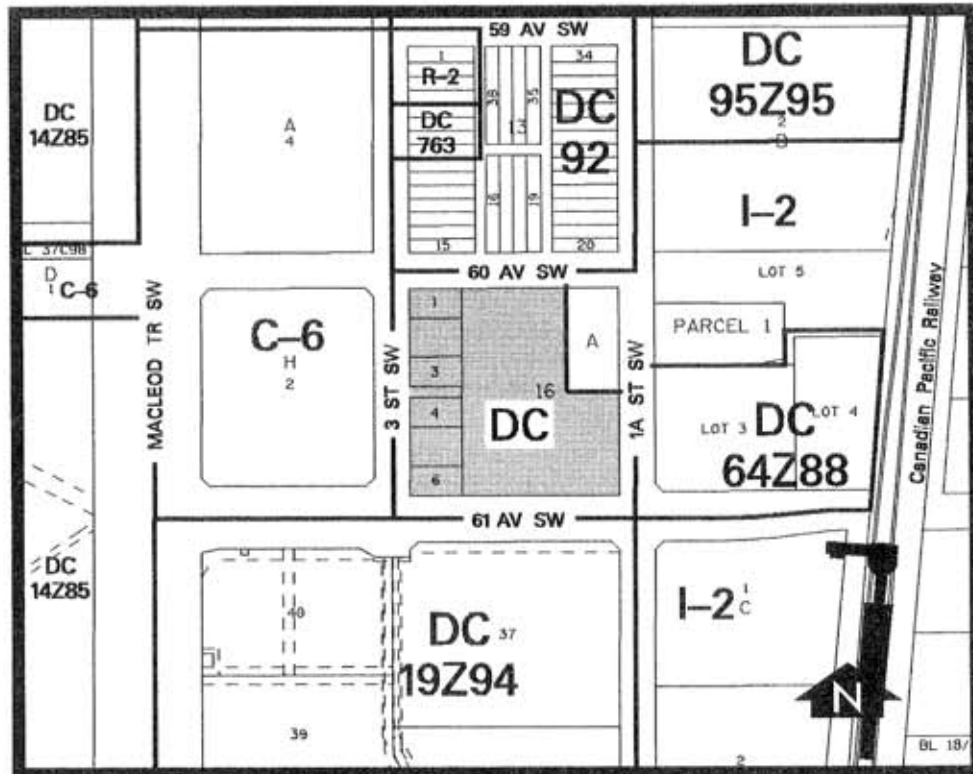


Amendment LOC2005-0110 Bylaw 15Z2006

Council Approved: 2006 March 31

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

Permitted Uses:

Home Occupations Class I & II
Signs – Class I
Parks and Playgrounds

Discretionary Uses:

Apartment buildings
Apartment hotels
Assisted living
Child care facilities

Amendment # LOC2005-0110 Bylaw #15Z2006

SCHEDULE B

CONTINUED

Commercial schools
Dwelling units
Financial institutions
Grocery stores
Hotels
Laboratories
Liquor stores
Live-work unit
Mechanical reproduction and printing establishments
Medical clinics
Offices
Outdoor cafes
Personal service businesses
Private clubs and organizations
Private schools
Public and quasi-public buildings
Radio or television studios
Restaurants-food service only
Restaurants/licensed
Retail stores
Retail food store
Signs-class II
Take-out food services
Utilities

For the purposes of this bylaw, “**assisted living**” means dwelling units modified in terms of kitchen and living space as a result of provision of such facilities as communal dining, social/recreational activities and housekeeping within the complex.

For the purposes of this bylaw, “**live-work unit**” means the use of dwelling unit by the resident for work purposes which may include but is not limited to offices, personal service businesses, retailing of goods produced on site, craft production or similar small scale production activities, excluding automotive related uses.

Amendment # LOC2005-0110 Bylaw #15Z2006

SCHEDULE B

CONTINUED

2. Development Guidelines

In addition to the following, the General Rules for Commercial Districts in Section 33 of Bylaw 2P80 shall apply:

(a) Gross Floor Area

- (i) A base of 5.0 F.A.R. may be increased to a maximum 7.0 F.A.R., based on an evaluation of added public benefits submitted with a development permit to the satisfaction of the Approving Authority; and
- (ii) Above grade parking structures not exceeding 1.0 F.A.R. are excluded from the calculation of F.A.R.

(b) Building Setbacks

- (i) None required for non-residential development adjacent to any public thoroughfare;
- (ii) A minimum 3 metres for residential development adjacent to any public thoroughfare; and
- (iii) 61 Avenue SW setbacks shall be established from the ultimate right-of-way of said roadway as established at time of Development Permit Application(s).

(c) Height

A maximum of 90 metres.

(d) Pedestrian Connections

At grade pedestrian connections shall be determined at the time of Development Permit, to the satisfaction of the Approving Authority.

Amendment # LOC2005-0110

Bylaw #15Z2006

SCHEDULE B

CONTINUED

(e) Parking

In addition to the requirements of Section 18 (1) of Bylaw 2P80;

(i) On site parking shall be provided at the following ratios:

- Office –1 stall per 46 square metres of GFA
- Retail –1 stall per 46 square metres of GFA
- Dwelling Units –1 stall per unit
- Assisted Living Accommodation –1 stall per 3 units
- Live Work Unit –1 stall per unit
- Residential –0.15 visitor parking shall be provided per dwelling unit; and

(ii) Unused residential parking stalls may be utilized for non-residential uses until such time as required for the residential use.

(f) Phasing

The development of the site may occur in phases to the satisfaction of the Approving Authority.

(g) Landscaping and Amenity Space

The following areas, except for accessways from public thoroughfares, shall be landscaped to the satisfaction of the approving authority:

(i) All yards not used for vehicle circulation;

(ii) All on site horizontal surfaces greater than 5.6 meters in size that are overlooked by residential units and not required for parking or access;

Amendment # LOC2005-0110

Bylaw #15Z2006

SCHEDULE B

CONTINUED

- (iii) All adjoining City boulevards;
 - (iv) Each dwelling unit shall be provided with a private amenity space in accordance with Section 20(a) (7) of Bylaw 2P80; and
 - (v) Where 50 percent or more of the gross floor area of a building comprised of dwelling units, a minimum of 40 percent of the gross site area shall be provided as common amenity space for all residents through a combination of indoor and outdoor spaces.
- (h) Residential Uses
- (i) Proportion of Residential Use - A minimum of 25 percent of the F.A.R. shall be residential use;
 - (ii) Dwelling units shall not be located below any storey used for non-residential uses unless, in the opinion of the Approving Authority, the location of such units still permits an acceptable residential environment; and
 - (iii) No window of a living room or bedroom shall be located closer than a horizontal distance of 10 metres from the facing windows of any other building on the site.
- (i) Live/work units
- (i) The resident shall be the operator of the live-work unit;
 - (ii) A maximum of one non-resident employee may work within the live-work unit;

Amendment # LOC2005-0110

Bylaw #15Z2006

SCHEDULE B

CONTINUED

- (iii) Live-work units shall be limited to those uses which do not create a nuisance by way of electronic interference, dust, noise, odour, smoke, bright light or anything of an offensive or objectionable nature which is detectable to normal sensory perception outside the live-work unit; and
 - (iv) The work component shall not exceed 50 percent of the gross floor area of the live-work unit.
- (j) Retail Uses
- (i) Retail uses shall be limited to the first and second storeys of a building and each retail use shall have its own separate entry from any residential component of the building; and
 - (ii) Retail uses abutting a sidewalk shall front onto it and have individual, direct, grade-level access to the sidewalk or any on-site pedestrian area.
- (k) Office Uses
- (i) Office uses shall have its own separate entry from any residential component of the building; and
 - (ii) Office uses abutting a sidewalk shall front onto it and have individual, direct, grade level access to the sidewalk or any on site pedestrian area.
- (l) Retail Food Store
- (i) A retail food store shall not exceed a maximum gross floor area of 1300 square metres; and
 - (ii) A retail food store shall not be developed as a stand alone use on the site; the use must form part of a comprehensively designed development.

Amendment # LOC2005-0110

Bylaw #15Z2006

SCHEDULE B

CONTINUED

- (m) Building Orientation and Design
 - (i) Building facades adjacent to a public thoroughfare shall incorporate architectural detailing that adds visual interest including, but not limited to, glazing, permeability, façade and roof details, awnings, arcades, patios, recesses or projections and varied building materials;
 - (ii) Buildings shall provide primary pedestrian entrances adjacent public thoroughfares to provide ease of entrance, pedestrian movements, visual interest and maintain human scale;
 - (iii) Ground floor development adjacent to public thoroughfares shall contain uses such as retail, office, office with ancillary retail, personal service, restaurants and outdoor cafes;
 - (iv) Parking platforms, structures or garages shall have active street-level facades, including office, retail or restaurant uses, and/or building articulation to the satisfaction of the Approving Authority; and
 - (v) Buildings higher than 5 storeys shall be stepped back in order to maintain the human scale along adjoining sidewalks and to reduce shadow impacts on public streets.
- (n) Signs

See Sign Appendix of Bylaw 2P80.
- (o) Outdoor Storage

No outdoor storage shall be allowed.

Amendment # LOC2005-0110 Bylaw #15Z2006

SCHEDULE B

CONTINUED

- (p) Public Infrastructure Improvements
 - (i) As a condition of development permit approval, required road and sidewalk improvements would be made to the satisfaction of the Approving Authority; and
 - (ii) Subject to the review of a Transportation Impact Assessment at the time of development permit application, the applicant shall be required to enter into a Special Development Agreement with the City of Calgary for financial contributions for:
 - (A) provisions for above-grade pedestrian connections to a future +15 System to 61 Avenue SW; and
 - (B) intersection improvements at 61 Avenue SW/Macleod Trail SW including, but not limited to signalization, revised lane configurations, and grade-separated pedestrian crossings.