PROPOSED

ITEM #5.1.27
CPC2018-052
ATTACHMENT 2

BYLAW NUMBER 50D2018

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2017-0175)

*** ***

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act*, R.S.A. 2000, c.M-26 as amended;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

_____
MAYOR

SIGNED ON _____

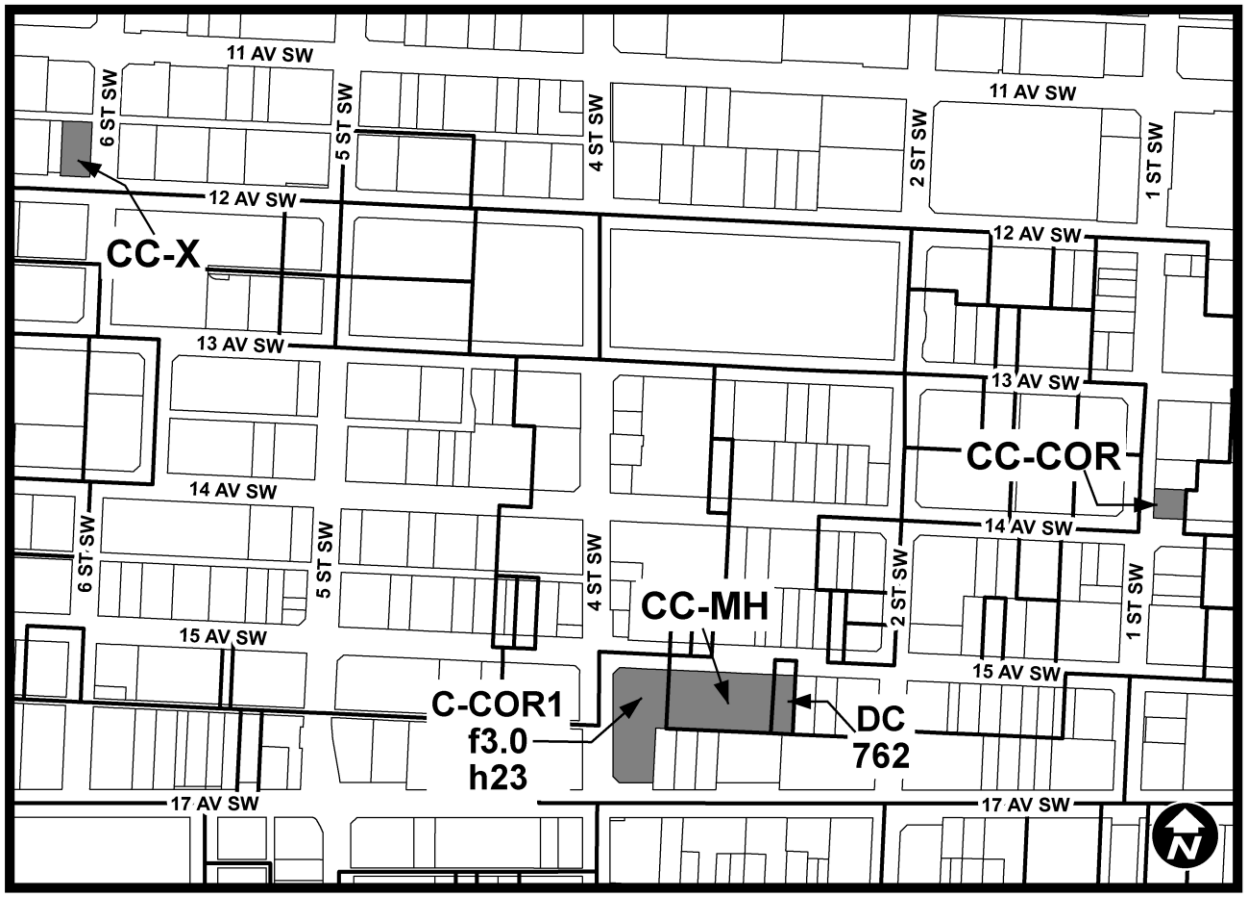
_____
CITY CLERK

SIGNED ON _____

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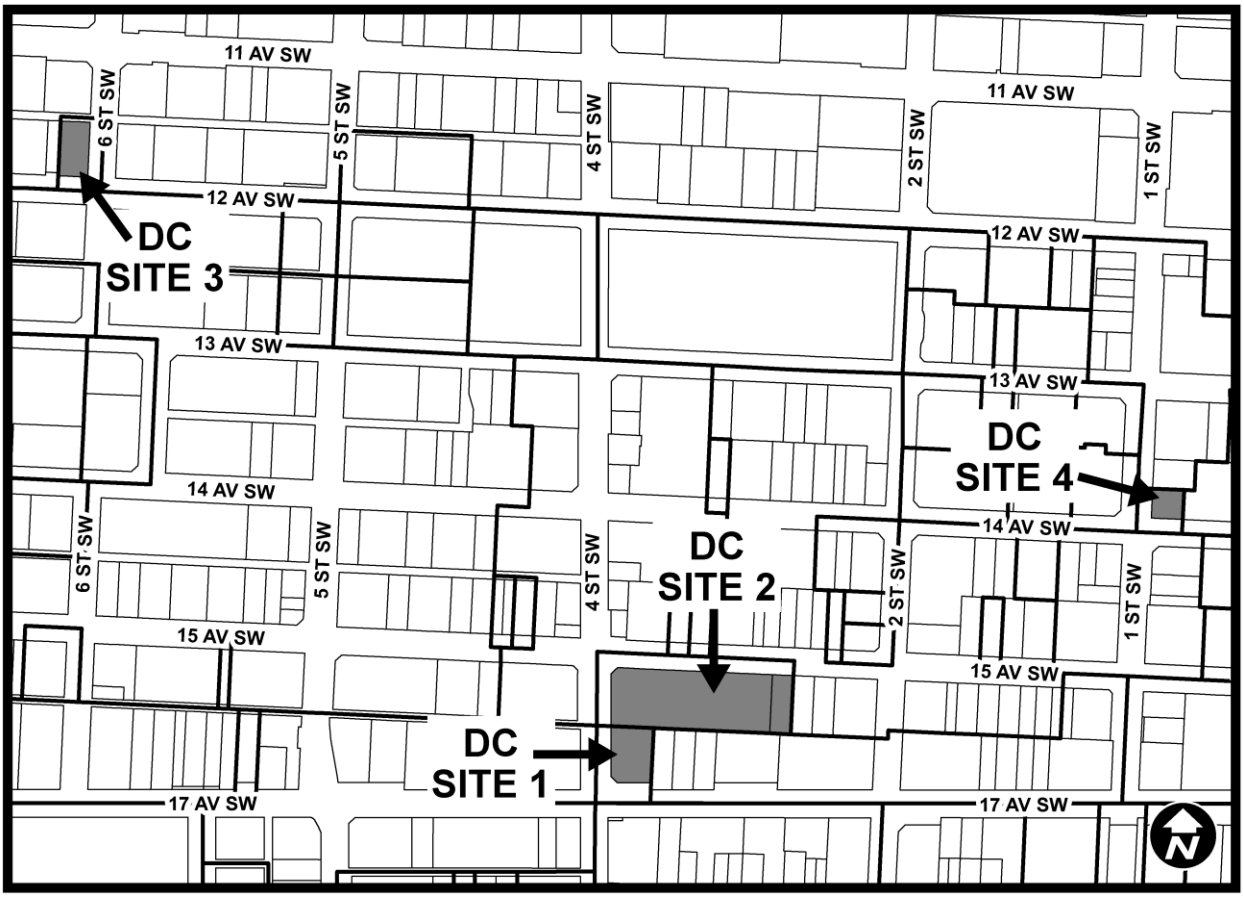
SCHEDULE A



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SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to:

(a) allow Heritage Density Transfer to a ***DC receiving parcel*** (site 2) from ***DC source parcels*** (sites 3 and 4) as allowed by Part 11, Division 7, of Land Use Bylaw 1P2007.

(b) allow for additional ***uses*** on Sites 1 and 2.

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.

Reference to Bylaw 1P2007

3 Within this Direct Control District, 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:

(a) "***DC receiving parcel***" means the ***parcels*** legally described as Lots 1-17, Block 120, Plan C with the municipal addresses, 1506 and 1508 4 Street SW and 319, 323, 327, 333, and 337 15 Avenue SW which are the ***parcels*** receiving an increase in ***density*** of 14,032.7 square metres from the ***DC source parcels***.

(b) "***DC source parcel***" means the ***parcels*** legally described as as Lots 21-23, Block 72, Plan A1 with the municipal address 1121 6 Street SW and Lots 38-40, Block 100, Plan C with the municipal address 1324 1 Street SW which are the ***parcels*** from which the transfer of ***density*** is being made.

Site 1

0.12 hectares (± 0.30 acres)

Application

5 The provisions in sections 6 through 9 apply only to Site 1.

Permitted Uses

6 The ***permitted uses*** of the Centre City Mixed Use District (CC-X) of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

7 The ***discretionary uses*** of the Centre City Mixed Use District (CC-X) of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

(a) **Drinking Establishment – Large**;
(b) **Restaurant: Food Service Only – Large**;
(c) **Restaurant: Licensed – Large**; and
(d) **Restaurant: Neighbourhood**.

Bylaw 1P2007 District Rules

8 Unless otherwise specified, the rules of the Centre City Mixed Use (CC-X) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

9 **(1)** The maximum ***floor area ratio*** is 5.0.

(2) The maximum ***floor area ratio*** may be increased from 5.0 to 8.2 in accordance with the bonus provisions contained in Part 11, Division 7 of Bylaw 1P2007.

Site 2
0.55 hectares (± 1.36 acres)

Application
10 The provisions in sections 11 through 15 apply only to Site 2.

Permitted Uses
11 The ***permitted uses*** of the Centre City Multi-Residential High Rise Support Commercial District (CC-MHX) of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses
12 The ***discretionary uses*** of the Centre City Multi-Residential High Rise Support Commercial District (CC-MHX) of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

(a) **Dinner Theatre**;
(b) **Drinking Establishment – Large**;
(c) **Drinking Establishment – Medium**;
(d) **Food Kiosk**;
(e) **Night Club**;
(f) **Restaurant: Food Service Only – Large**;
(g) **Restaurant: Food Service Only – Medium**;
(h) **Restaurant: Licensed – Large**;
(i) **Restaurant: Licensed – Medium**; and
(j) **Restaurant: Neighbourhood**.

Bylaw 1P2007 District Rules
13 Unless otherwise specified, the rules of the Centre City Mixed Use District (CC-MHX) of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio
14 **(1)** The maximum ***floor area ratio*** is 7.55, which includes the 14,032.7 square metres which has been transferred from Sites 3 and 4.

(2) The maximum ***floor area ratio*** may be increased from 7.55 to 9.0 in accordance with the bonus provisions contained in Part 11, Division 7 of Bylaw 1P2007.

Location of Uses
15 The following ***uses*** must not front onto 15 Avenue SW:

(a) **Dinner Theatre**;
(b) **Drinking Establishment – Large**;
(c) **Drinking Establishment – Medium**;
(d) **Food Kiosk**;
(e) **Night Club**;
(f) **Restaurant: Food Service Only – Large**;
(g) **Restaurant: Food Service Only – Medium**;
(h) **Restaurant: Licensed – Large**;

(i) **Restaurant: Licensed – Medium**; and
(j) **Restaurant: Neighbourhood**.

Site 3
0.08 hectares (± 0.21 acres)

Application
16 The provisions in sections 17 through 20 apply only to Site 3.

Permitted Uses
17 The ***permitted uses*** of the Centre City Mixed Use District (CC-X) of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses
18 The ***discretionary uses*** of the Centre City Mixed Use District (CC-X) of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District.

Bylaw 1P2007 District Rules
19 Unless otherwise specified, the rules of the Centre City Mixed Use District (CC-X) of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio
20 **(1)** The maximum ***floor area ratio*** is 1.42

(2) The bonus provisions contained in Part 11, Division 7 of Bylaw 1P2007 do not apply to site 3 of this Direct Control District.

Site 4
0.05 hectares (± 0.12 acres)

Application
21 The provisions in sections 22 through 25 apply only to Site 4.

Permitted Uses
22 The ***permitted uses*** of the Centre City Commercial Corridor District (CC-COR) of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses
23 The ***discretionary uses*** of the Centre City Commercial Corridor District (CC-COR) of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District.

Bylaw 1P2007 District Rules
24 Unless otherwise specified, the rules of the Centre City Commercial Corridor District (CC-COR) of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

25 **(1)** The maximum ***floor area ratio*** is 1.55

(2) The bonus provisions contained in Part 11, Division 7 of Bylaw 1P2007 do not apply to site 4 of this Direct Control District.