

PROPOSED

CPC2019-0616
ATTACHMENT 3

BYLAW NUMBER 168D2019

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2018-0244/CPC2019-0616)**

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 amending that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "A".
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 _____

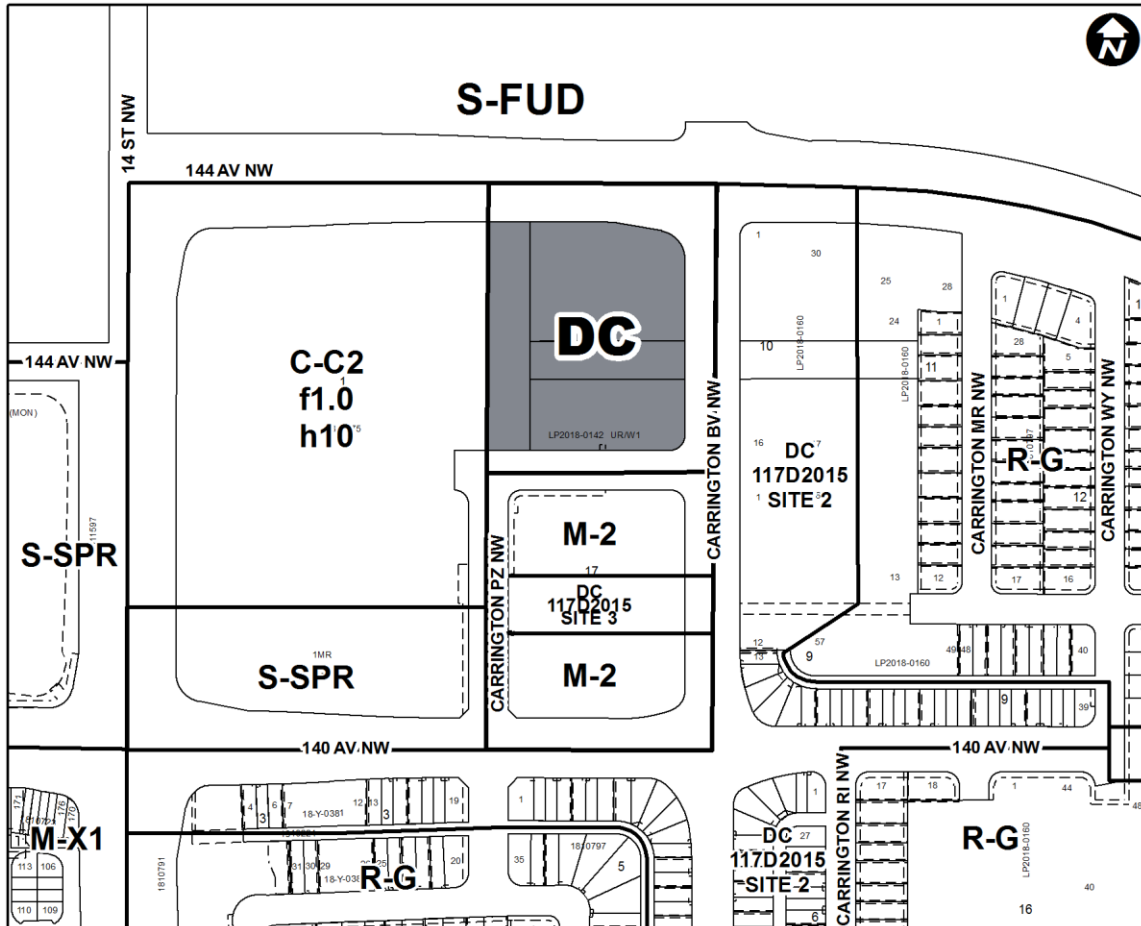
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2018-0244/CPC2019-0616
BYLAW NUMBER 168D2019

SCHEDULE A



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to:
 - (a) allow for appropriate development intensity and land uses to support a future community retail center;
 - (b) accommodate commercial and residential uses within a horizontal or vertical mixed-use development format;
 - (c) limit the overall amount of commercial uses;
 - (d) require a minimum residential density; and
 - (e) allow for a shared parking strategy.

PROPOSED

AMENDMENT LOC2018-0244/CPC2019-0616 BYLAW NUMBER 168D2019

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply in this Direct Control District Bylaw.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District Bylaw, 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 Bylaw:

- (a) “**internal street**” means a private **street** that connects 144 Avenue NW with Carrington Plaza NW;
- (b) “**commercial uses**” include **uses** referenced in Sections 5 and 6, other than **Assisted Living, Custodial Care, Dwelling Unit, Live Work Unit and Residential Care.**

Permitted Uses

- 5 The **permitted uses** of the Commercial – Community 1 (C-C1) District of Bylaw 1P2007 are the **permitted uses** of this Direct Control District:

- (a) with the exclusion of:
 - (i) **Vehicle Rental – Minor.**

Discretionary Uses

- 6 The **discretionary uses** of the Commercial – Community 1 (C-C1) District of Bylaw 1P2007 are the **discretionary uses** of this Direct Control District:

- (a) with the addition of:
 - (i) **Conference and Event Facility;**
 - (ii) **Dinner Theater;**
 - (iii) **Hotel;** and
 - (iv) **Performing Arts Centre;** and
- (b) with the exclusion of:
 - (i) **Auto Service – Minor;** and
 - (ii) **Vehicle Sales – Minor.**

PROPOSED

AMENDMENT LOC2018-0244/CPC2019-0616 BYLAW NUMBER 168D2019

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of Commercial – Community 1 (C-C1) District of Bylaw 1P2007 apply to this Direct Control District.

Floor Area Ratio

- 8 (1) The maximum cumulative **floor area ratio** for the **parcels** within this Direct Control District is 2.5.
- (2) The maximum cumulative **floor area ratio** for the **parcels** within this Direct Control District for “**commercial uses**” is 0.25.

Minimum Residential Density

9 The minimum cumulative **density** for **parcels** within this Direct Control District is 60 **units** per hectare.

Building Height

10 The maximum **building height** is 23.5 metres.

Use Area

- 11 (1) Unless otherwise referenced in subsection (2), the maximum **use area** for **uses** on the ground floor of **buildings** is 1400.0 square metres.
- (2) In all other cases there are no **use area** restrictions.

Rules for Location of Uses Within Buildings

- 12 (1) **Dwelling Units** and **Live Work Units** may be located on the ground floor of **buildings**.
- (2) “**Commercial uses**”:
- (a) may be located on the same floor as **Dwelling Units**; and
 - (b) must not share an internal hallway with **Dwelling Units**.

Setback Areas

13 There is no minimum requirement for a **front setback area**, **rear setback area**, and **side setback area**.

Landscaping in Setback Areas

- 14 (1) Unless otherwise referenced in subsection (2), where a **setback area** is provided the **setback area** may be **hard surfaced landscaped areas** or **soft surfaced landscaped areas**.
- (2) Where the **setback area** shares a **property line** with an “**internal street**”, the **setback area** may be asphalt, **hard surfaced landscaped area** or **soft surfaced landscaped area**.

PROPOSED

AMENDMENT LOC2018-0244/CPC2019-0616
BYLAW NUMBER 168D2019

Minimum Motor Vehicle Parking Stalls

- 15 (1) The minimum number of **motor vehicle parking stalls**:
- (a) is the requirement referenced in Part 4 of Bylaw 1P2007 for the following **uses**:
 - (i) **Hotel**;
 - (ii) **Library**;
 - (iii) **Medical Clinic**, where located above the ground floor; and
 - (iv) **Office**, where located above the ground floor;
 - (b) for each **Dwelling Unit** is:
 - (i) 0.75 stalls per **unit** for resident parking; and
 - (ii) 0.1 **visitor parking stalls** per **unit**;
 - (c) for each **Live Work Unit** is:
 - (i) 1.0 stall per **unit** for resident parking; and
 - (ii) 0.5 **visitor parking stalls** per **unit**.
 - (d) for all other **uses** is 3.25 stalls per 93.0 square metres of **gross usable floor area**.
- (2) **Motor vehicle parking stalls, visitor parking stalls and loading stalls and bicycle parking stalls** required for **uses** in this Direct Control District may be:
- (a) located and supplied on any one **parcel** or combination of **parcels** within this Direct Control District and where the **parcels** are included on the same **development permit**; and
 - (b) shared by more than one **use**, subject to relaxations pursuant to subsection (3).
- (3) Subject to Section 17 of this Direct Control District Bylaw, the **Development Authority** may consider a relaxation of the minimum required **motor vehicle parking stalls, visitor parking stalls and loading stalls** for a **development** where a parking study submitted as part of a **development permit** application demonstrates that the **motor vehicle parking stall, visitor parking stall or loading stall** requirements should vary from the requirements of this Direct Control District Bylaw.

PROPOSED

AMENDMENT LOC2018-0244/CPC2019-0616
BYLAW NUMBER 168D2019

Freestanding Signs

- 16 (1) The maximum *sign area* of a **Freestanding Sign** is 18.5 square metres.
- (2) The maximum height of a **Freestanding Sign** is 12.2 metres.

Relaxations

- 17 The *Development Authority* may relax the rules contained in subsection 8(2) and Sections 11, 12, 13, 14 and 15 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.