

PROPOSED

CPC2019-0756
ATTACHMENT 4

BYLAW NUMBER 159D2019

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2019-0045/CPC2019-0756)**

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 _____

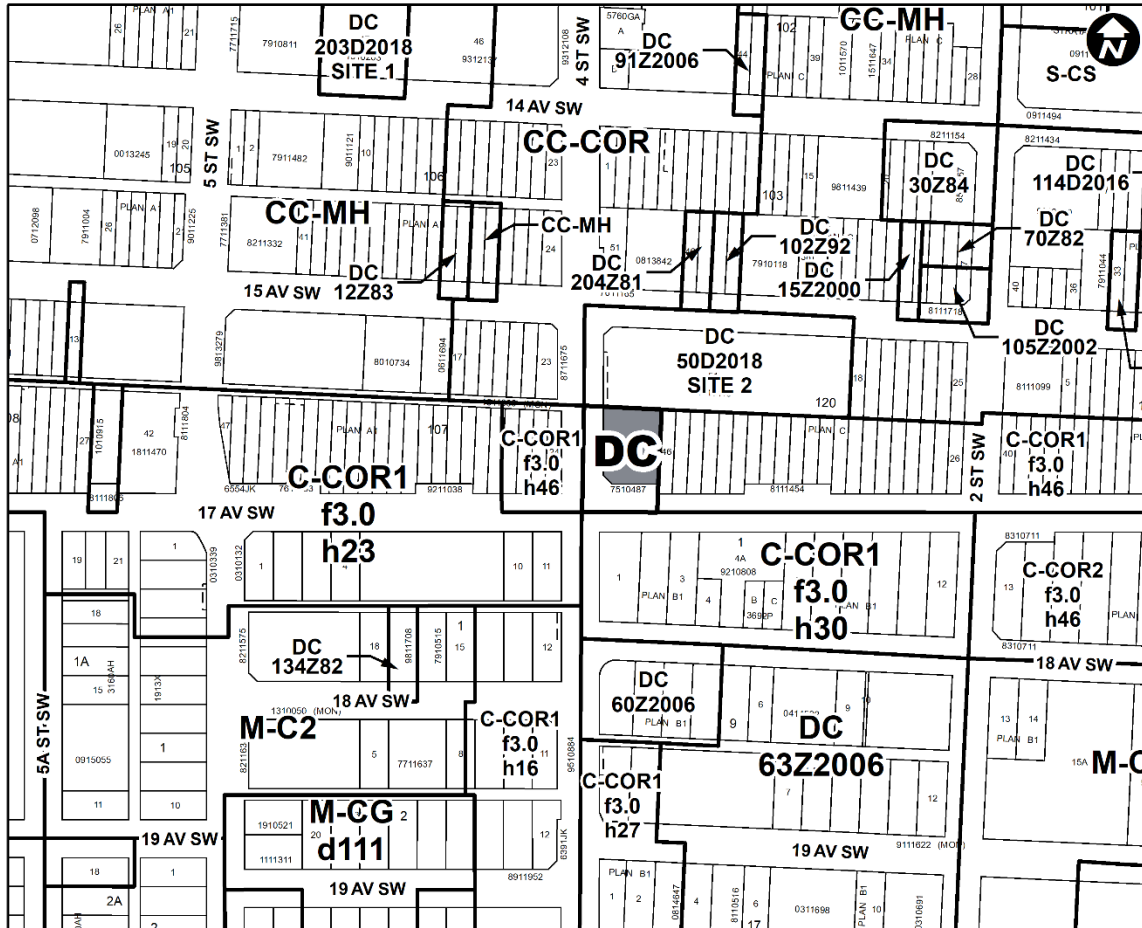
CITY CLERK

SIGNED ON _____

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AMENDMENT LOC2019-0045/CPC2019-0756
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SCHEDULE A



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to:

- (a) recognize the density of the existing development on the subject site as of the date of adoption of this Direct Control bylaw;
- (b) allow for a broad range of commercial uses at the junction of two main streets; and
- (c) implement the bonus density provisions of Part 11, Division 7 of Land Use Bylaw 1P2007.

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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 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.

Permitted Uses

- 4 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

- 5 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

- 6 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

- 7 (1) Unless otherwise referenced in subsection (2), the maximum *floor area ratio* is 7.9.
- (2) The maximum *floor area ratio* referenced in subsection (1) may be increased to 9.0 in accordance with the bonus provisions contained in Part 11, Division 7 of Bylaw 1P2007.