

# PROPOSED

CPC2019-0823  
ATTACHMENT 7

**BYLAW NUMBER 171D2019**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2018-0024/CPC2019-0823)**

\*\*\*\*\*

**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 \_\_\_\_\_

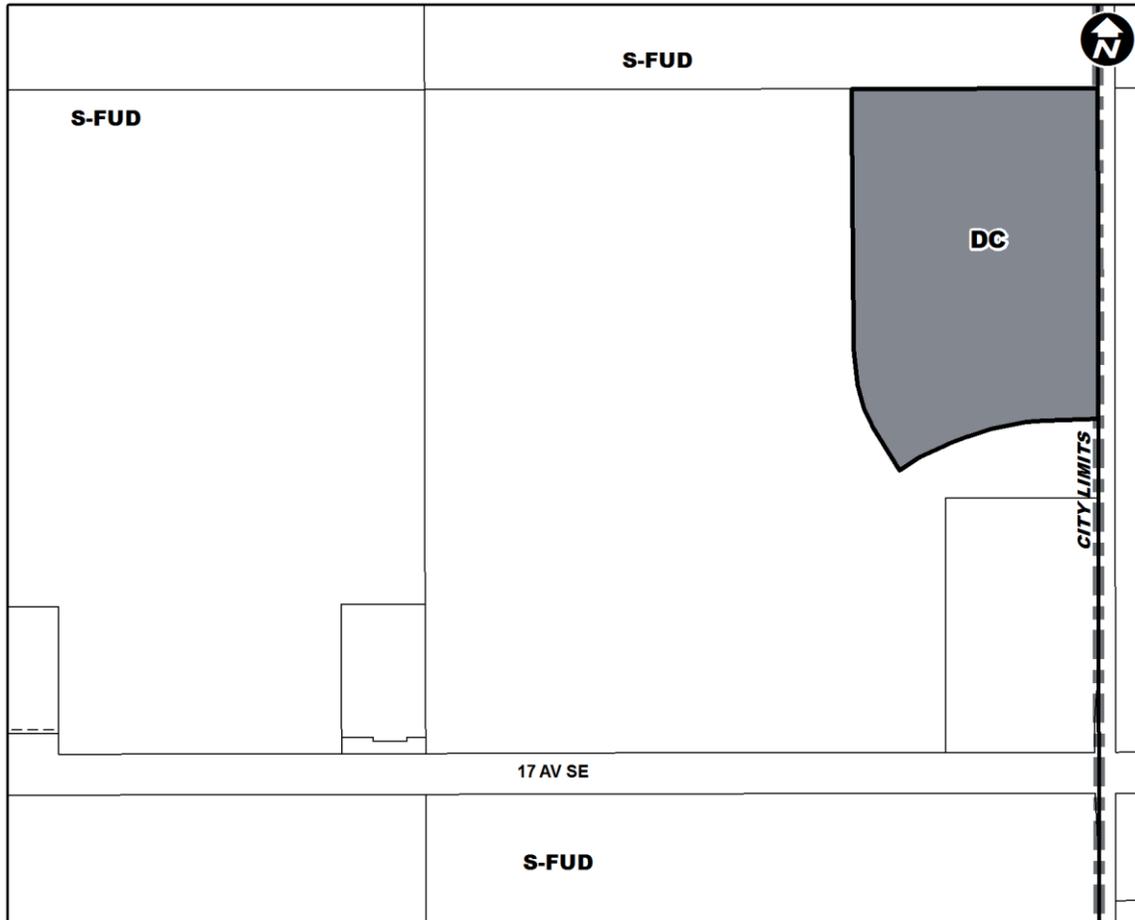
\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

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## SCHEDULE A



## DIRECT CONTROL DISTRICT

### Purpose

- 1 This Direct Control District Bylaw is intended to:
  - (a) provide for infrastructure to house information technology systems and associated components to support high tech industry requirements;
  - (b) accommodate limited number or associated uses;
  - (c) provide well designed facilities and appropriate buffers, compatible with adjacent uses;
  - (d) establish a permeable, accessible and pedestrian oriented design for the site;  
and

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- (e) ensure that all façades visible from 116 Street SE be architecturally treated to a similar standard as the front façade.

### 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 following *uses* are *permitted uses* in this Direct Control District:
  - (a) **Park;**
  - (b) **Sign – Class A;**
  - (c) **Sign – Class B;**
  - (d) **Sign – Class D; and**
  - (e) **Utilities.**

### Discretionary Uses

- 5 The following *uses* are *discretionary uses* in this Direct Control District:
  - (a) **General Industrial – Light;**
  - (b) **Office;**
  - (c) **Parking Lot – Grade;**
  - (d) **Parking Lot – Structure;**
  - (e) **Power Generation Facility – Small;**
  - (f) **Power Generation Facility – Medium;**
  - (g) **Sign – Class C;**
  - (h) **Specialized Industrial;**
  - (i) **Urban Agriculture;**
  - (j) **Utility Building; and**
  - (k) **Wind Energy Conversion System – Type 1.**

### Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Industrial – Business (I-B) District of Bylaw 1P2007 apply in this Direct Control District.

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## Floor Area Ratio

7 The maximum *floor area ratio* is 1.0.

## Building Height

8 The maximum *building height* is 18.0 metres.

## Use Area

9 (1) The cumulative *gross floor area* of *Office uses* in a *building* must not exceed 10.0 per cent of the *gross floor area* of the *building*.

(2) Areas in a *building* used for administration or to provide work space to employees of a *use* will not be included when determining compliance with subsection (1) provided:

- (a) the administration or work space area is located in the same *use area* as the *use* that it serves; and
- (b) the principal *use* is not an *Office*.

## Use Rules

10 All *building* façades visible from 116 Street SE must be the same as the front façade.

## Additional Rules for Setback Areas

11 The *setback area* for *parcels adjacent* to 116 Street SE must include:

- (a) a minimum *setback area* of 6.0 metres from a *property line* shared with 116 Street SE; and
- (b) berms or *landscaped area* along a *property line* shared with 116 Street SE.

## Additional Landscaped Area Rules

12 (1) All areas of a *parcel*, except for those portions specifically required for motor vehicle access, *motor vehicle parking stalls*, *loading stalls*, garbage or recycling facilities, or any purpose allowed by the *Development Authority*, must be a *landscaped area*.

(2) All *setback areas adjacent* to a *street* or another *parcel*, except for those portions specifically required for motor vehicle access, must be a *landscaped area*.

(3) A minimum of 10.0 per cent of the area of the *parcel* must be a *landscaped area*.

(4) Any part of the *parcel* used for motor vehicle access, *motor vehicle parking stalls*, *loading stalls* and garbage or recycling facilities must not be included in the calculation of a *landscaped area*.

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- (5) A **landscaped area** may be provided at **grade** or above **grade**.
- (6) No more than 40.0 per cent of the required **landscaped area** may be provided above **grade**.
- (7) Every **building** on a **parcel** must have at least one sidewalk connecting the parking area to the public access of the **building**.
- (8) Every **building** on a **parcel** must have at least one sidewalk connecting the public entrance to a public sidewalk, or in the case where there is no public sidewalk, to the nearest **street**.

### Garbage

- 13 Garbage containers and waste material must be stored inside a **building** that contains another approved **use**.

### Recycling Facilities

- 14 Recycling facilities must be provided for every **building** containing **Office uses**.

### Required Motor Vehicle Parking Stalls

- 15 (1) The minimum required **motor vehicle parking stalls** for **General Industrial – Light, Office, Specialized Industrial uses** in a proposed **building** or proposed additions to existing **buildings** must be determined by a parking study.
- (2) In all other cases, the minimum required **motor vehicle parking stalls** is the minimum requirement set out in Part 4 of Bylaw 1P2007.

### Required Bicycle Parking Stalls

- 16 (1) The minimum required **bicycle parking stalls** for **General Industrial – Light, Office, Specialized Industrial uses** in a proposed **building** or proposed additions to existing **buildings** must be determined by a parking study.
- (2) In all other cases, the minimum required **bicycle parking stalls** is the minimum requirement set out in Part 4 of Bylaw 1P2007.

### Relaxations

- 17 The **Development Authority** may relax the rules of this Direct Control Bylaw provided that the test for relaxation in Sections 31 or 36 of Bylaw 1P2007 is met.