

BYLAW NUMBER 306D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2016-0292)**

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;

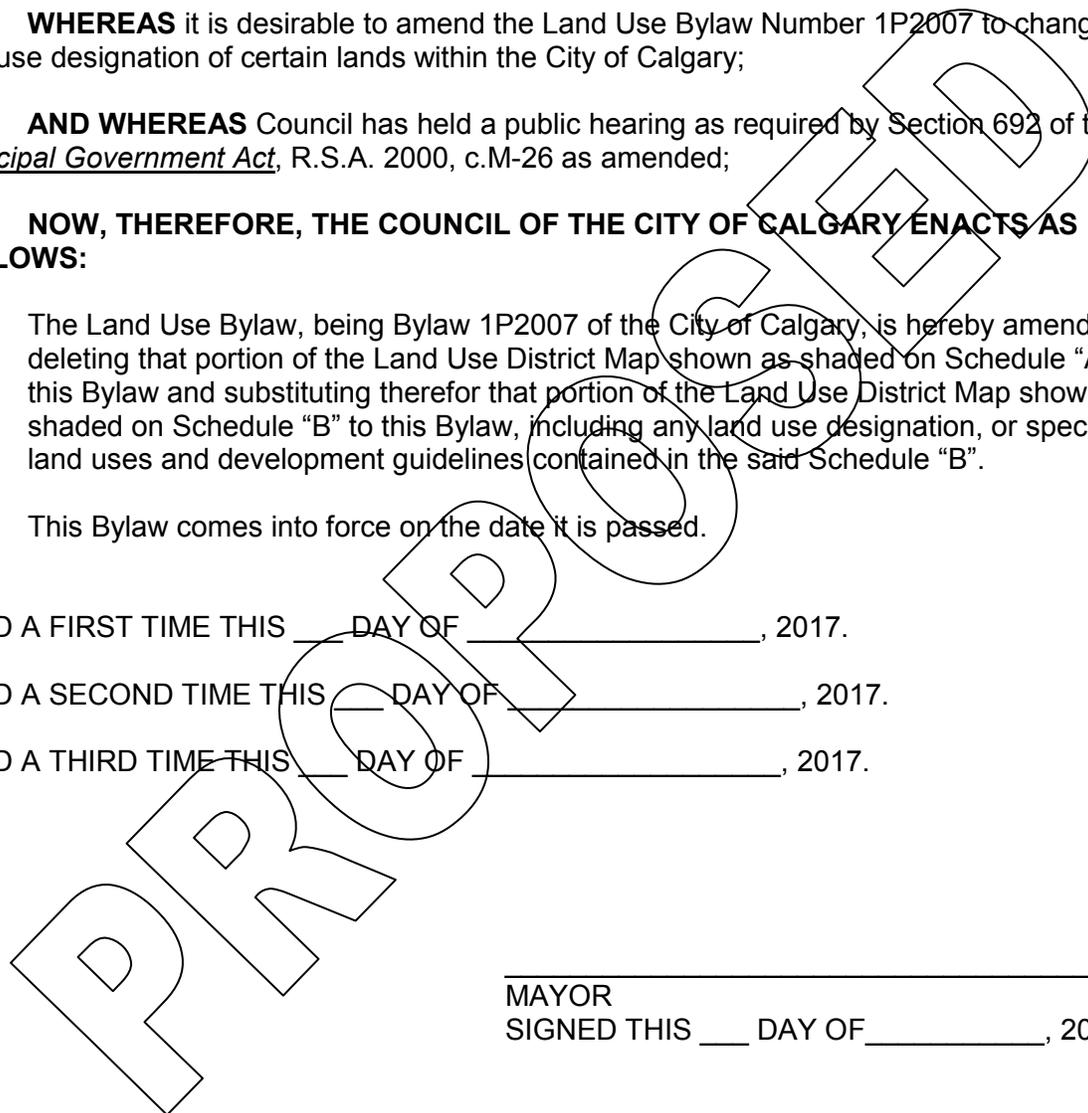
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 THIS ___ DAY OF _____, 2017.

READ A SECOND TIME THIS ___ DAY OF _____, 2017.

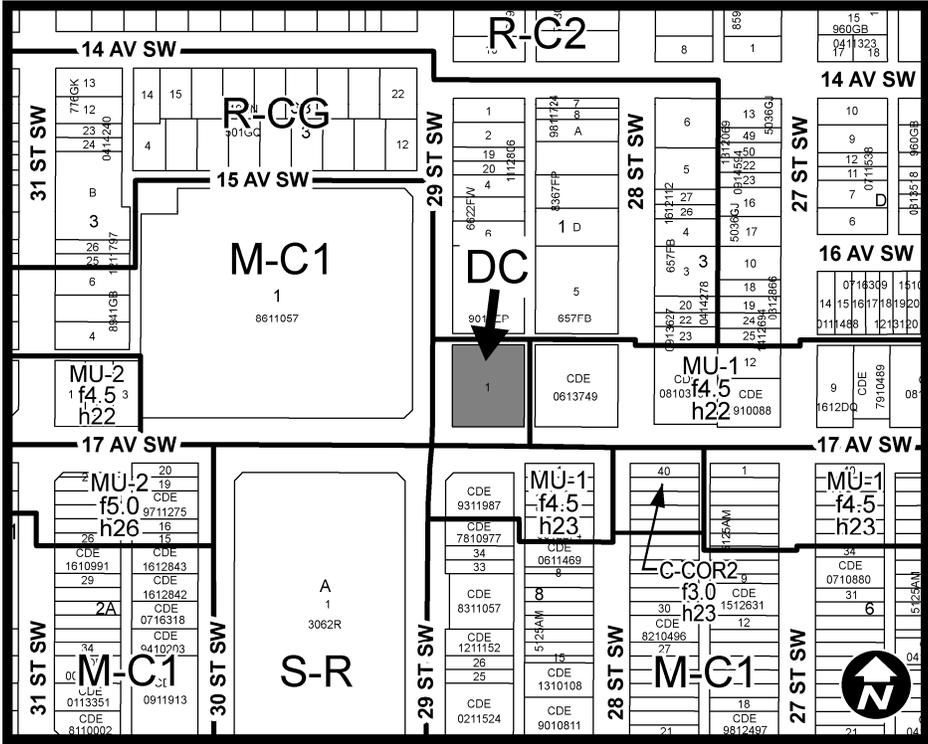
READ A THIRD TIME THIS ___ DAY OF _____, 2017.



MAYOR
SIGNED THIS ___ DAY OF _____, 2017.

CITY CLERK
SIGNED THIS ___ DAY OF _____, 2017.

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to:

- (a) provide for pedestrian oriented mid-rise mixed-use **development**;
- (b) allow for specific **Commercial Uses** on the ground floor of a **building**, with residential **uses** on the upper floors; and
- (c) create a built form where **building height** transitions from high to low from 17 Avenue SW to the low **density** residential **development**.

PROPOSED

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) “**Commercial Use**” means any **use** listed in section 6 and 7 of this Direct Control District, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit, Live Work Unit or Residential Care**.

Defined Uses

5 In this Direct Control District:

- (a) “**Temporary Sales Centre**” means a **use**:
 - (i) where **units** are offered for sale to the public;
 - (ii) that may include sales offices and displays of materials used in the construction of **units** that are offered for sale; and
 - (iii) that may occur:
 - (A) in a **unit**, which may be temporarily modified to accommodate the **use**; or
 - (B) in a temporary **building**.

Permitted Uses

6 The **permitted uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

7 The **discretionary uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Temporary Sales Centre**.

Bylaw 1P2007 District Rules

8 Unless otherwise specified, the rules of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

9 The maximum **floor area ratio** is 4.5.

Building Height

- 10 (1) Unless otherwise referenced in subsections (2) and (3), the maximum **building height** is 30.0 metres.
- (2) Where a **parcel** shares a **rear property line** with a **lane**, the maximum **building height** referenced in subsection (1) is reduced to 13.5 metres within 8.0 metres of that shared **property line**.
- (3) Where a **parcel** shares a **property line** with 17 Avenue SW, the maximum **building height** referenced in subsection (1) is reduced to 8.0 metres within 6.5 metres of that shared **property line**.

Building Orientation

- 11 (1) The main **public entrance** to a **building** must face a **property line** shared with a **street**.
- (2) **Motor vehicle parking stalls** and **loading stalls** must not be located between a **building** and a **street**.

Building Façade

- 12 The length of the **building** façade that faces 17 Avenue SW must be a minimum of 50.0 per cent of the length of the **property line** it faces.

Location of Uses within Buildings

- 13 (1) The following **uses** must not be located on the ground floor of **buildings**:
- (a) **Assisted Living;**
 - (b) **Catering Service – Minor;**
 - (c) **Child Care Service;**
 - (d) **Counselling Service;**
 - (e) **Dwelling Unit;**
 - (f) **Health Services Laboratory – With Clients;**
 - (g) **Instructional Facility;**
 - (h) **Live Work Unit;**
 - (i) **Place of Worship – Small;**
 - (j) **Post-secondary Learning Institution;**
 - (k) **Residential Care;**
 - (l) **Social Organization; and**
 - (m) **Veterinary Clinic.**
- (2) **Medical Clinic** and **Office uses** located on the ground floor of a **building** must not have **frontage** on 17 Avenue SW.
- (3) A minimum of 6.0 per cent of the **gross floor area** of the **building** must contain **Commercial Uses**.

(4) **Commercial Uses and Live Work Units;**

- (a) may be located on the same floor as ~~Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units~~ or ~~Residential Care~~; and
- (b) must not share an internal hallway with ~~Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units~~ or ~~Residential Care~~.

Rules for Temporary Sales Centre

14 A *development permit* for a **Temporary Sales Centre** must not be issued for a period exceeding four (4) years.

Front Setback Area

15 There is no requirement for a *front setback area*.

Rear Setback Area

16 The *rear setback area* must have a minimum depth of 0.5 metres.

Side Setback Area

17 There is no requirement for a *side setback area*.

