

BYLAW NUMBER 271D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2016-0090)**

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.

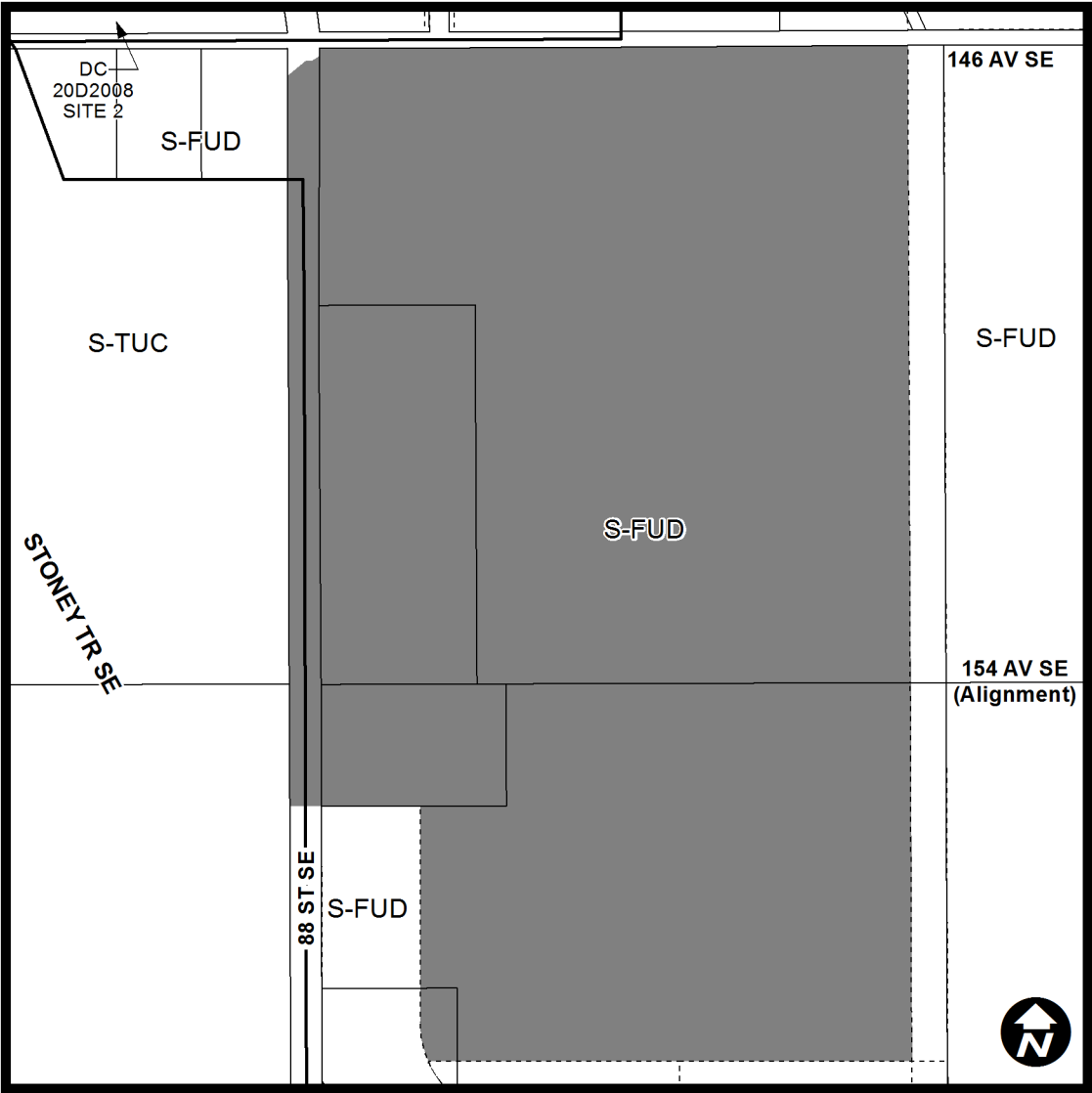
READ A SECOND TIME THIS ____ DAY OF _____, 2017.

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

MAYOR
SIGNED THIS ____ DAY OF _____, 2017.

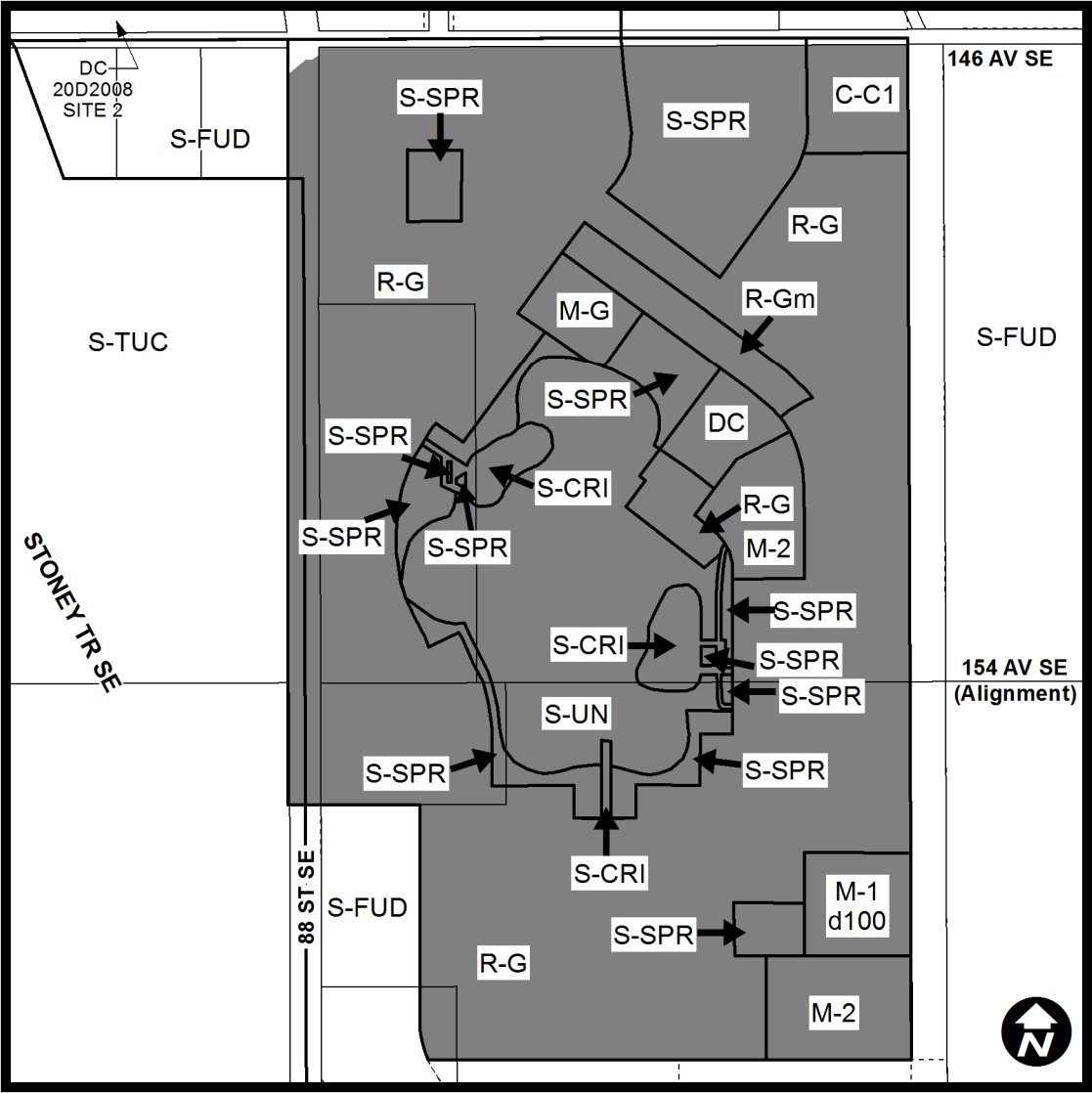
CITY CLERK
SIGNED THIS ____ DAY OF _____, 2017.

SCHEDULE A



PROPOSED

SCHEDULE B



DC DIRECT CONTROL DISTRICT

PROPOSED

Purpose

1 This Direct Control District is intended to:

- (a) allow for a mix of residential and local **commercial uses** in the same **building** or in multiple **buildings**;
- (b) be characterized by street-oriented **building** design;
- (c) be characterized by mid-rise **buildings** typically between four and six storeys in height and medium **density**;
- (d) have **building** façades with frequent entries at **grade** facing a **street**; and
- (e) promote residential **development** designed to be compatible with active, street-oriented **commercial uses**.

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 Definition

4 In this Direct Control District,

- (a) “**commercial use**” means the **permitted uses** and **discretionary uses** of this Direct Control District, other than **Accessory Residential Building, Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit, Live Work Unit and Residential Care**.

Permitted Uses

5 (1) The following **uses** are **permitted uses** in this Direct Control District:

- (a) **Accessory Residential Building**; and
- (b) **Park**.

(2) The following **uses** are **permitted uses** in this Direct Control District if they are located within existing approved **buildings** that contain an approved **commercial use**.

- (a) **Accessory Food Service**;
- (b) **Convenience Food Store**;
- (c) **Counselling Service**;
- (d) **Financial Institution**;
- (e) **Fitness Centre**;
- (f) **Health Services Laboratory – With Clients**;
- (g) **Instructional Facility**;
- (h) **Library**;
- (i) **Medical Clinic**;

- (j) **Office;**
- (k) **Pet Care Service;**
- (l) **Print Centre;**
- (m) **Protective and Emergency Service;**
- (n) **Restaurant: Food Service Only – Small;**
- (o) **Retail and Consumer Service;**
- (p) **Service Organization;**
- (q) **Specialty Food Store;**
- (r) **Take Out Food Service;** and
- (s) **Veterinary Clinic.**

Discretionary Uses

- 6 (1) **Uses** listed in subsection 5(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in this Direct Control District.
- (2) **Uses** listed in subsection 5(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one approved **commercial use**.
- (3) The **discretionary uses** of the Commercial – Neighbourhood 1 (C-N1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 7 Unless otherwise specified, the rules of the Commercial – Neighbourhood 1 (C-N1) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 8 The maximum **floor area ratio** is 3.0.

Building Height

- 9 (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 20.0 metres.
- (2) Where a **parcel** shares a **property line** with a **parcel** designated as a **low density residential district** or M-G District, the maximum **building height**:
- (a) is 11.0 metres from **grade** at the shared **property line**; and
 - (b) increases proportionately to a maximum of 20.0 metres measured from **grade** at a distance of 5.0 metres from the shared **property line**.

Use Area

- 10 (1) The maximum **use area** for **uses** on the ground floor of **buildings** in this Direct Control District is 600.0 square metres.
- (2) There is no maximum **use area** requirement for **uses** located on upper floors in this Direct Control District.
- (3) The following **uses** do not have a **use area** restriction:
- (a) **Addiction Treatment;**
 - (b) **Assisted Living;**

- (c) **Custodial Care**; and
- (d) **Residential Care**.

- (4) The *parcel* must contain a minimum of 300.0 square metres of *use area* for *commercial uses*.

Location of Uses within Buildings

- 11 (1) **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units and Residential Care** may be located on the ground floor of a *building*.
- (2) **Commercial uses and Live Work Units**:
- (a) may be located on the same floor as **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units and Residential Care**; and
 - (b) must not share an internal hallway with **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units or Residential Care**.

Building Orientation

- 12 **Units** and individual *uses* located at *grade* with an exterior wall facing a *street* must provide:
- (a) individual, separate, direct access to *grade*;
 - (b) an entrance that is visible from the *street*, and
 - (c) sidewalks that provide direct exterior access to the *unit* or the *use*.