

# PROPOSED

CPC2020-0942  
ATTACHMENT 2

**BYLAW NUMBER 138D2020**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2020-0012/CPC2020-0942)**

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**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 therefore 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 ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

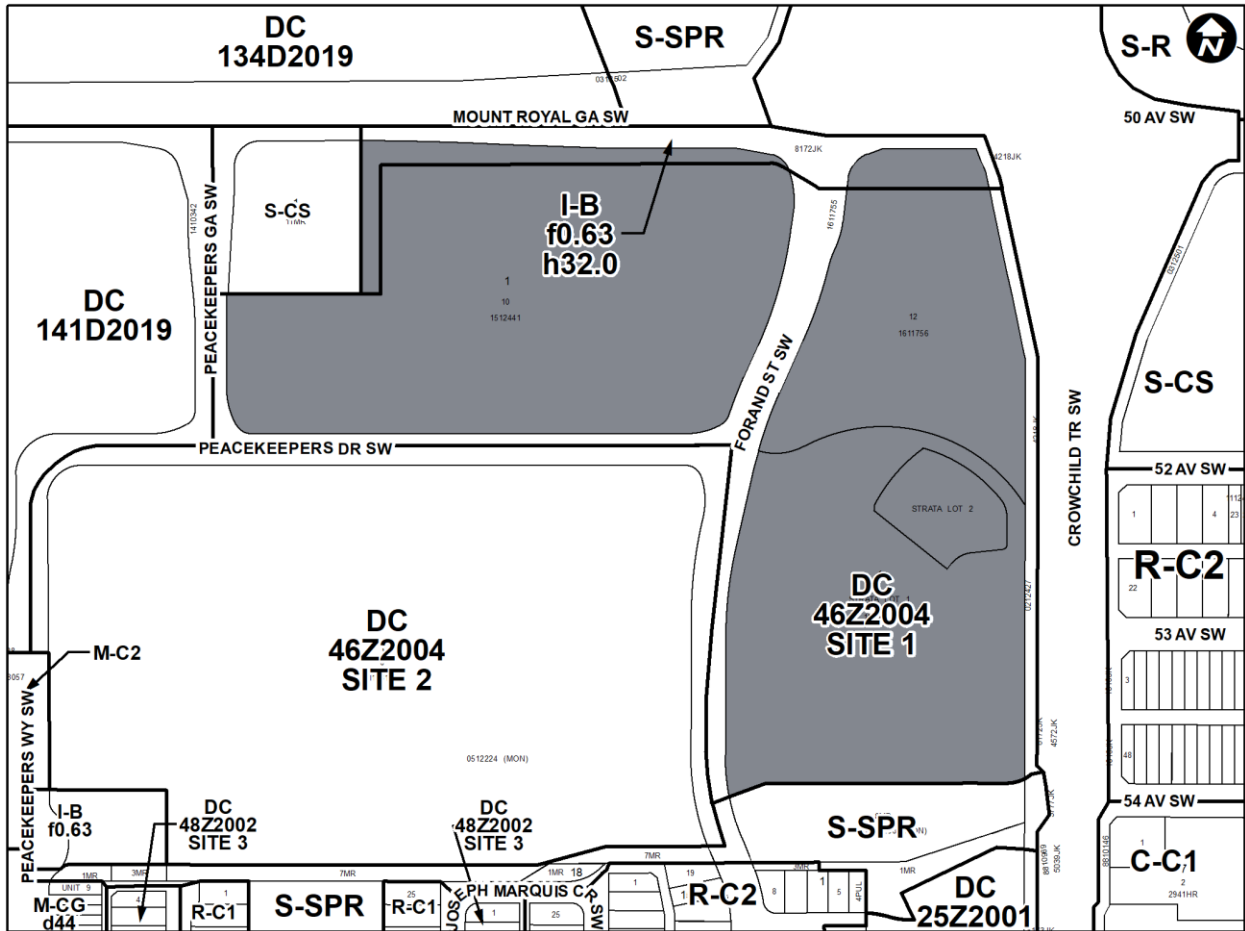
\_\_\_\_\_  
CITY CLERK

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

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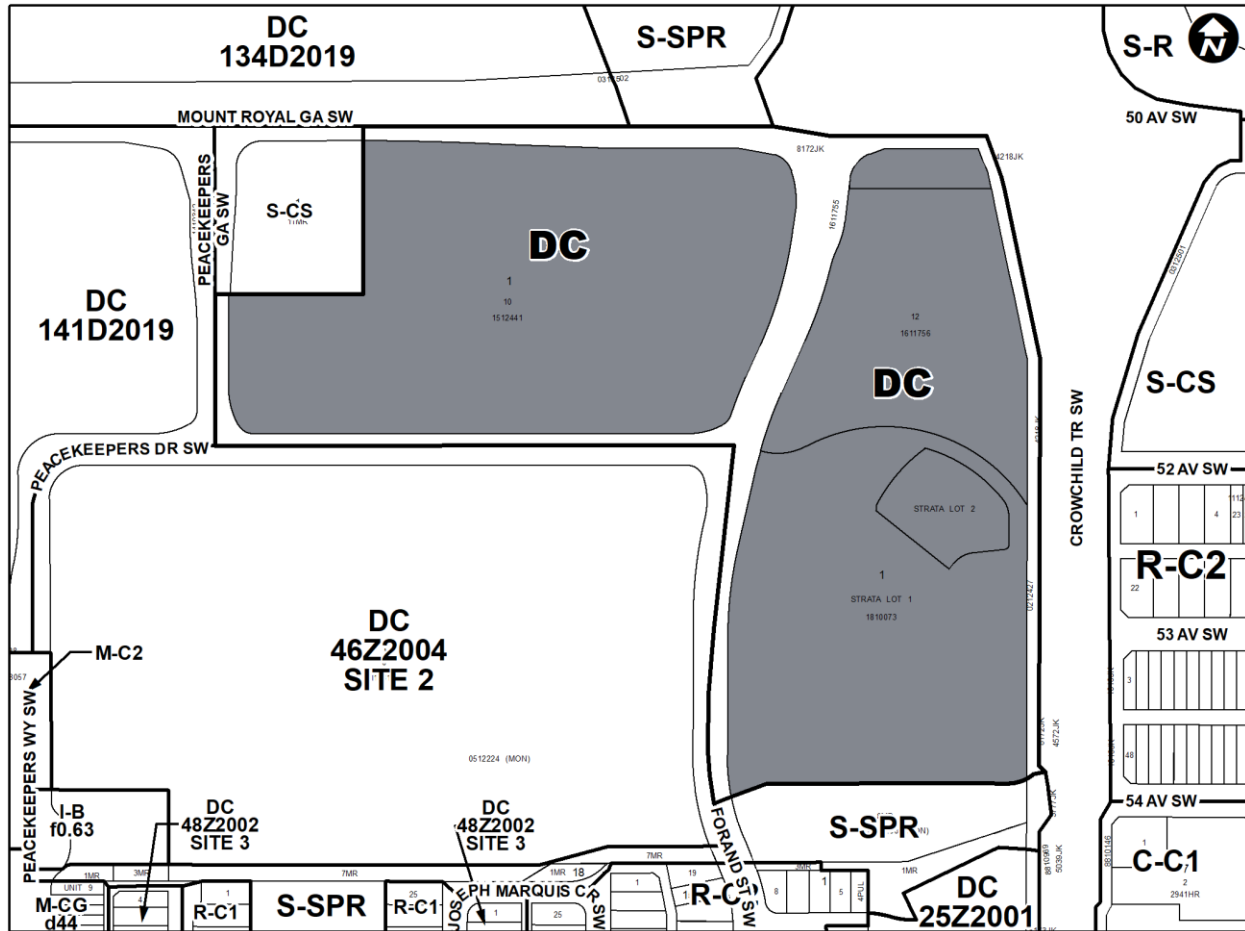
## SCHEDULE A



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## SCHEDULE B



### DIRECT CONTROL DISTRICT

#### Purpose

- 1 This Direct Control District Bylaw is intended to:
  - (a) allow for pedestrian oriented development which may include commercial, residential, and industrial uses; and
  - (b) encourage opportunities for a mix of uses within a single building or standalone commercial, residential, or light industrial development.

#### 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.

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## Permitted Uses

4 The **permitted uses** of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

## Discretionary Uses

5 The **discretionary uses** of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District, with the addition of:

- (a) **Assisted Living;**
- (b) **Community Recreation Facility;**
- (c) **General Industrial – Light;**
- (d) **Residential Care;** and
- (e) **Specialized Industrial.**

## Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 apply in this Direct Control District.

## Floor Area Ratio

7 The maximum **floor area ratio** is 3.0.

## Building Height

8 The maximum **building height** is 32 metres.

## Use Area

- 9
- (1) Unless otherwise provided in subsections (2) or (3), there is no maximum **use area** requirement for **uses** in this Direct Control District.
  - (2) The maximum **use area** for a **Supermarket** or a **Supermarket** combined with any other **use**, is 7,500.0 square metres.
  - (3) The maximum **use area** for a **Catering Service – Minor** or a **Catering Service – Minor** combined with any other **use**, is 300.0 square metres.

## Location of Uses within Buildings

- 10
- (1) **Assisted Living, Dwelling Units, Live Work Units** and **Residential Care** may be located on the ground floor of **buildings**.
  - (2) “Commercial Uses” and **Live Work Units**:
    - (a) may be located on the same floor as **Dwelling Units**; and
    - (b) must not share an internal hallway with **Dwelling Units**.
  - (3) Where this section refers to “Commercial Uses”, it refers to the listed **uses** in Sections 4 and 5 of this Direct Control District Bylaw, other than **Assisted Living, Dwelling Units, Live Work Units, and Residential Care**.

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## Setback Areas

11 There is no minimum requirement for **setback areas** in this Direct Control District.

## Landscaping in Setback Areas

12 Any **setback area** between a **building** and a **property line** shared with a **street** must be a **hard surfaced landscaped area** or a **soft surfaced landscaped area**, or a combination of both.

## Screening

13 There is no requirement for **screening** in this Direct Control District.

## Outdoor Storage

14 In this Direct Control District, **General Industrial – Light uses** may have a limited area for the accessory outdoor storage of goods, materials or supplies.

## Relaxations

15 The **Development Authority** may relax the rules contained in Sections 6, 9, 11, 12, 13 and 14 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.