

BYLAW NUMBER 29D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2014-0190)

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;

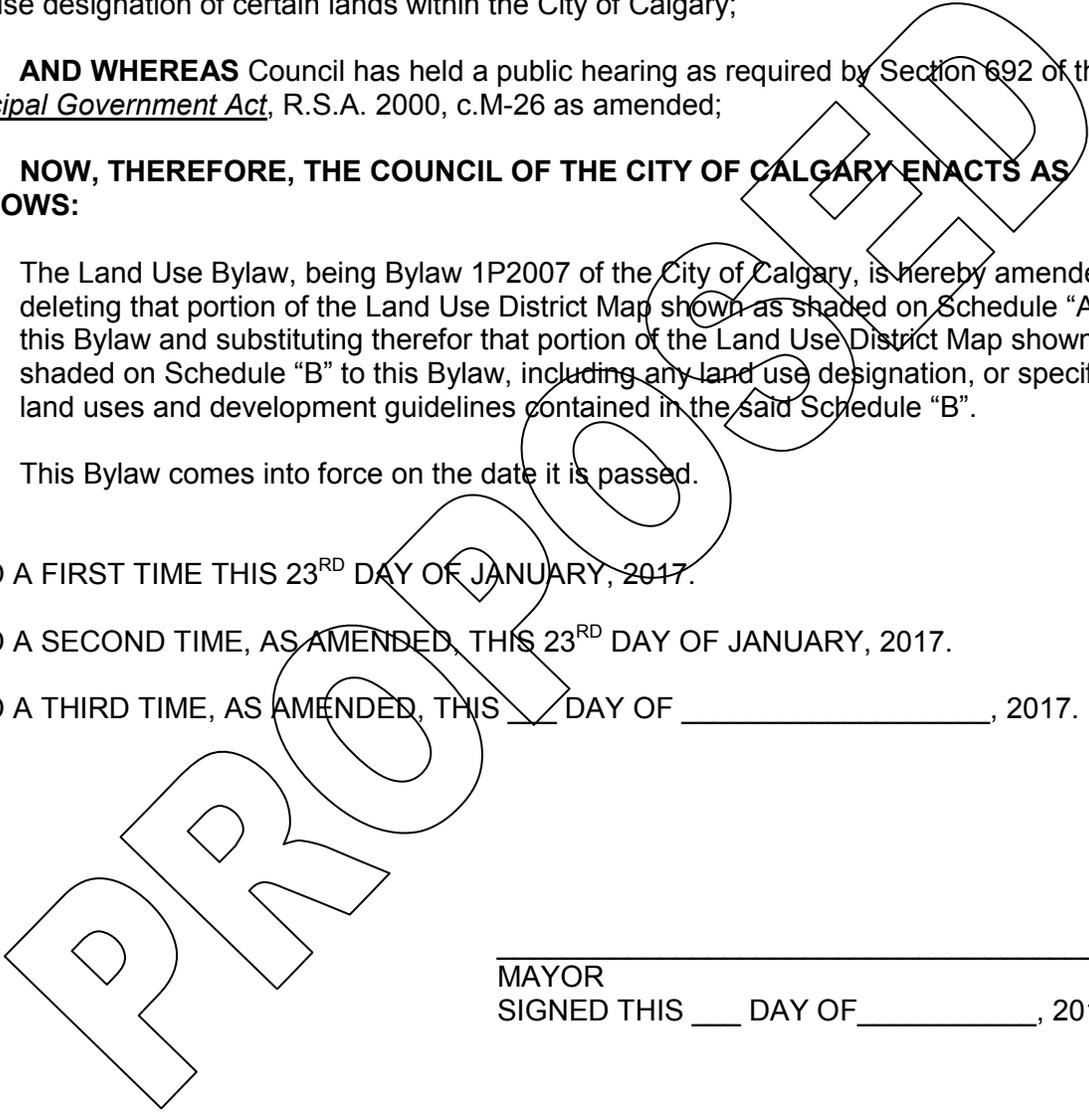
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 23RD DAY OF JANUARY, 2017.

READ A SECOND TIME, AS AMENDED, THIS 23RD DAY OF JANUARY, 2017.

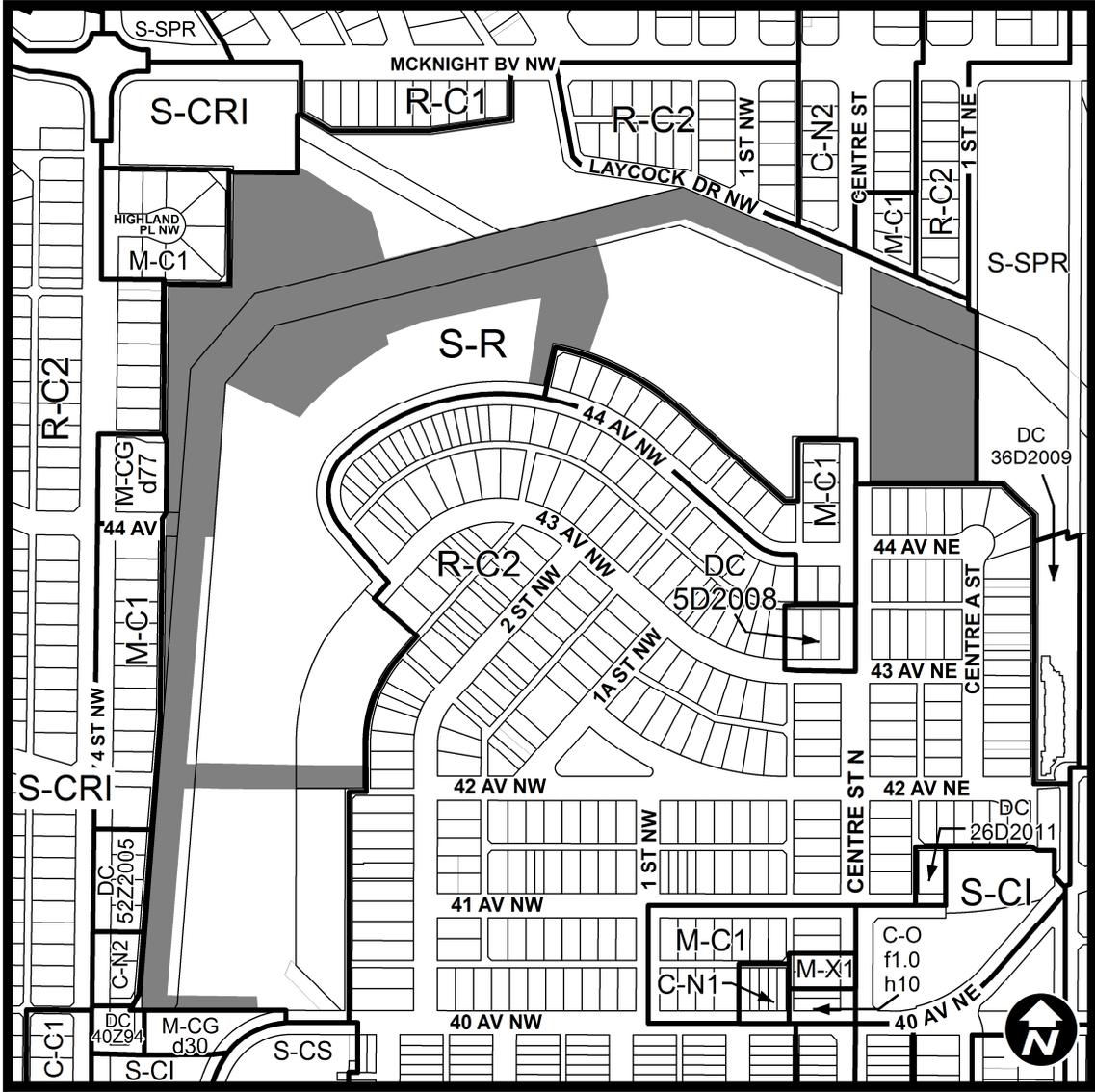
READ A THIRD TIME, AS AMENDED, THIS ___ DAY OF _____, 2017.



MAYOR
SIGNED THIS ___ DAY OF _____, 2017.

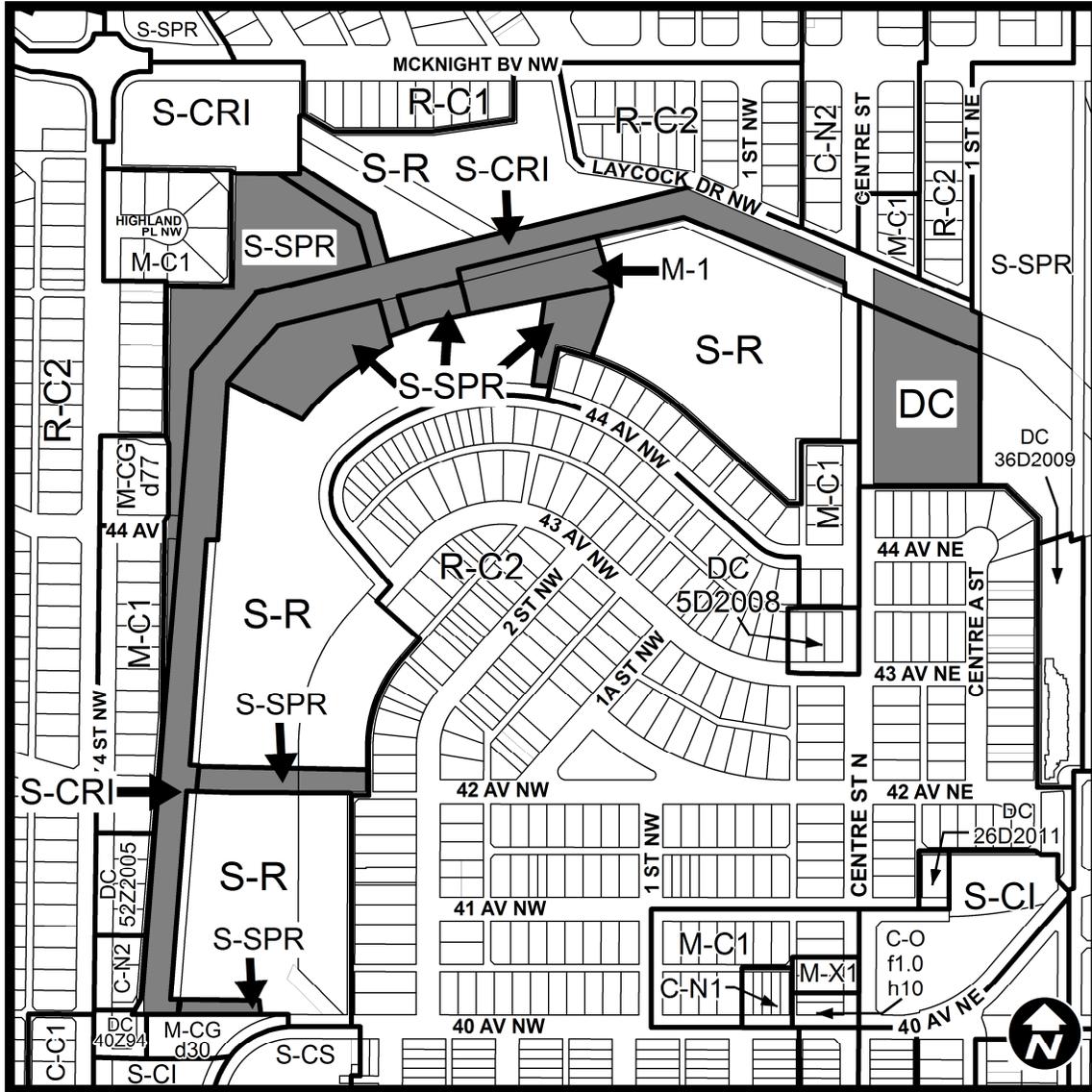
CITY CLERK
SIGNED THIS ___ DAY OF _____, 2017.

SCHEDULE A



PROPOSED

SCHEDULE B



DC DIRECT CONTROL DISTRICT

PROPOSED

Purpose

- 1 This Direct Control District is intended to:
- (a) provide for a combination of a mixed-use and **street** oriented **development**;
 - (b) provide a **building** form with opportunity for store fronts along a continuous block face; and
 - (c) adhere **building development** to slope adaptive principles as topography dictates.

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.

Permitted Uses

- 4 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

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

Bylaw 1P2007 District Rules

- 6 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

- 7 (1) The minimum **floor area ratio** is 0.8.
- (2) The maximum **floor area ratio** is 5.0.

Building Height

- 8 (1) Unless otherwise referenced in subsections (2) and (3), the maximum **building height** is 52.0 metres.
- (2) Where a **parcel** shares a **property line** with a **street** the maximum **building height** is:

- (a) 10.0 metres measured from **grade** within 3.0 metres of that shared **property line**; and
 - (b) 52.0 metres measured from **grade** at a distance greater than 3.0 metres of that shared **property line**.
- (3) Where a **parcel** shares a **property line** with a **lane** or another **parcel**, the maximum **building height** referenced in subsection (1) is reduced to 20.0 metres measured from **grade** within 6.0 metres of that shared **property line**.

Building Orientation

- 9 (1) The main **public entrance** to each **building** must face the **property line** shared with a **street**.
- (2) Every **use** with any portion of its floor area located on the floor closest to **grade** must have an individual, separate and direct access to **grade**.
- (3) **Motor vehicle parking stalls** and **loading stalls** must not be located between a **building** and a **street**.

Building Façade

- 10 (1) The length of the **building** façade that faces a **street** must be a minimum of 60.0 per cent of the length of the **property line** it faces.
- (2) The massing of a **building** taller than 20.0 metres must step back a minimum of 3.0 metres from the front façade. The step back must occur within the first 16.0 metres of the **building height**.

Vehicle Access

- 11 Vehicle access to the **parcel** from Centre Street must align with the intersection of Centre Street and Highland Drive.

Dwelling Unit Requirement

- 12 (1) Unless otherwise referenced in subsection (2) a **building** must contain **Dwelling Units**.
- (2) A **building** may contain **Assisted Living** in place of **Dwelling Units**.

Use Area

- 13 There is no maximum **use area**.

Location of Uses within Buildings

14 (1) The following **uses** must not be located on the ground floor **adjacent** to a **street**:

- (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) **Medical Clinic;**
- (j) **Office;**
- (k) **Place of Worship – Small;**
- (l) **Post-secondary Learning Institution;**
- (m) **Residential Care;**
- (n) **Social Organization;** and
- (o) **Veterinary Clinic.**

(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 and Residential Care**.

(3) Where this section refers to “Commercial Uses”, it refers to the **permitted uses** and **discretionary uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units and Residential Care**.

Front Setback Area

15 (1) The minimum **building setback** from a **property line** shared with a **street** is zero metres.

(2) The maximum **building setback** from a **property line** shared with a **street** is 6.0 metres.

Rear Setback Area

16 The **rear setback area** must have a minimum depth of 3.0 metres.

Side Setback Area

17 Where a *parcel* shares a *side property line* with:

- (a) a *lane* that separates the *parcel* from a *parcel* designated as a *low density residential district*, the *side setback area* must have a minimum depth of 3.0 metres;
- (b) a *lane*, in all other cases, there is no requirement for a *side setback area*; and
- (c) another *parcel*, the *side setback area* must have a minimum depth of 3.0 metres.

Relaxation

18 The *Development Authority* may relax the rules contained in sections 8, 15, 16, and 17 to a maximum of 10 percent in this Direct Control District provided the test for relaxation in accordance with Sections 31 and 36 of Bylaw 1P2007 is met.

PROPOSED