

BYLAW NUMBER 100D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2016-0321)**

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.

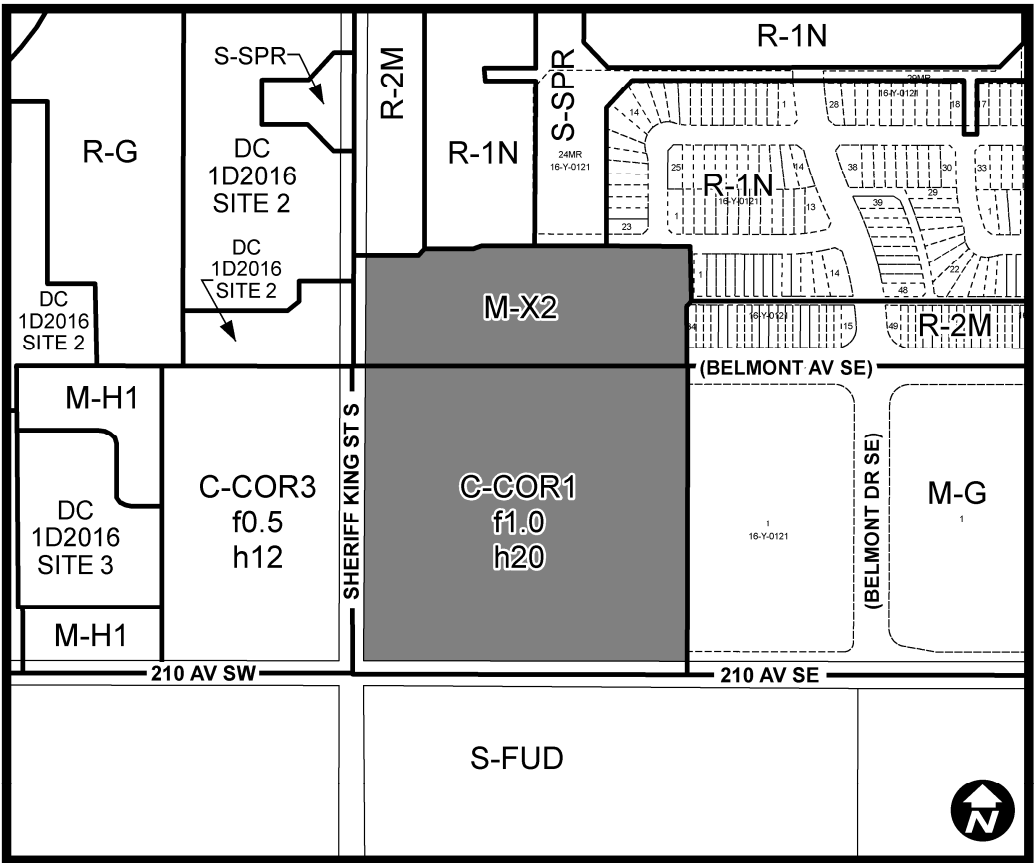
READ A SECOND TIME THIS ____ DAY OF _____, 2017.

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

MAYOR
SIGNED THIS ____ DAY OF _____, 2017.

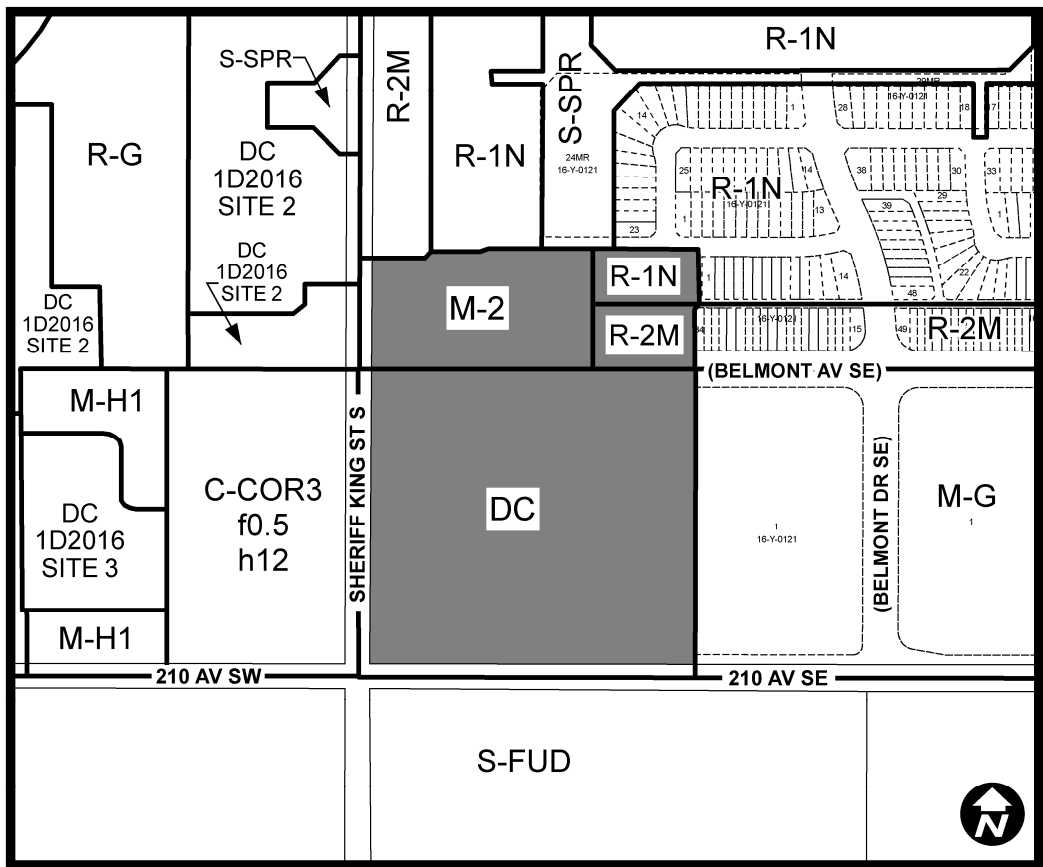
CITY CLERK
SIGNED THIS ____ DAY OF _____, 2017.

SCHEDULE A



PROPOSED

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to be characterized by:

- (a) a comprehensively designed mixed-use area that features a retail high street, at **grade** commercial **uses**, with opportunities for residential and **Office uses** above **grade**;
- (b) **developments** that are pedestrian-oriented at **grade** and provide a high quality public realm;
- (c) **developments** located within a community or along a commercial **street**;
- (d) **building** location, **setback areas**, and landscaping that limit the effect of commercial **uses** on nearby **residential districts**; and

PROPOSED

- (e) opportunities for residential and **Office uses** to be in the same **building** as 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 Definitions

- 4 In this Direct Control District:

- (a) “**internal street**” means the private road that provides access within the site to connect between 210 Avenue SE and Belmont Avenue SE.

Permitted Uses

- 5 The **permitted uses** in the Commercial-Community 1 (C-C1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District:

- (a) with the addition of:
- (i) **Accessory Residential Building**; and
- (b) with the exclusion of:
- (i) **Vehicle Rental – Minor**.

Discretionary Uses

- 6 The **discretionary uses** of the Commercial- Community 1 (C-C1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District, with the exclusion of:

- (a) **Auto Service – Minor**;
- (b) **Beverage Container Drop – Off Depot**;
- (c) **Beverage Container Quick Drop Facility**; and
- (d) **Vehicle Sales – Minor**.

Bylaw 1P2007 District Rules

- 7 Unless otherwise specified, the rules of the Commercial – Community 1 (C-C1) District of Bylaw 1P2007 apply in this Direct Control District.

Density

- 8 A minimum of 50 **Dwelling Units** must be provided on the east side of the **internal street**.

Parcel Area

- 9 There is no maximum area of a **parcel** in this Direct Control District.

Building Height

10 The maximum **building height** is 20.0 metres.

Use Area

- 11 (1) Unless otherwise provided in subsections (2), (3) and (4), the maximum **use area** in this Direct Control District is 1400.0 square metres.
- (2) The maximum **use area** for a **Supermarket**, or a **Supermarket** combined with any other **use**, is 5200.0 square metres.
- (3) There is no maximum **use area** requirement for **uses** located on upper floors of a **building** in this Direct Control District.
- (4) One **Retail and Consumer Service use** within the Direct Control District may have a maximum **use area** of 1900.0 square metres.

Front Setback Area

- 12 (1) Unless otherwise referenced in subsection (2), there is no requirement for a **front setback area**, but where a **front setback area** is provided, it must have a maximum depth of 6.0 metres.
- (2) Where the **parcel** shares one or more **side property lines** with, and fronts on the same commercial **street** as, a **parcel** designated Commercial – Neighbourhood 1 or Commercial – Corridor 1 District, the **front setback area** must not exceed a depth of 3.0 metres.

Setback to Internal Street

- 13 (1) There is no minimum **building setback** to the **internal street**.
- (2) The maximum **building setback** to the **internal street** is 6.0 metres.

Location of Uses within Buildings

- 14 The following **uses** must not be located on the ground floor of a **building** facing a commercial **street** or be located on the **internal street**:
- (a) **Catering Services – Minor;**
 - (b) **Counselling Service;**
 - (c) **Dwelling Unit;**
 - (d) **Health Care Laboratory;**
 - (e) **Instructional Facility;**
 - (f) **Place of Worship – Small;**
 - (g) **Residential Care;** and
 - (h) **Social Organization.**

Landscaping In Setback Areas

- 15 Where a **setback area** shares a **property line** with the **internal street**, the **setback area** may include **hard surfaced landscaped area** or **soft surface landscaped area**.