

**AMENDMENTS TO THE LAND USE BYLAW 1P2007
CENTRE CITY EAST VILLAGE LAND USE DISTRICTS
BYLAW 13P2017**

EXECUTIVE SUMMARY

In 2013 Administration commenced work on the proposed East Village Area Redevelopment Plan (ARP) to address barriers that were identified by stakeholders to achieving the vision for East Village. This included aligning with the East Village Master Plan and establishing policies to provide greater flexibility in achieving mixed-use development and a transition in scale for the neighbourhood. The revised ARP and Centre City Guidebook were approved by Calgary Planning Commission on December 15, 2016 and will be before City Council on February 13, 2017 for public hearing. In order to implement the revised ARP and Centre City Guidebook, amendments to the Centre City East Village Districts in Land Use Bylaw 1P2007 are required. The proposed amendments align with the policy, and support neighbourhood scaled development that accommodates larger buildings in the transition area and greater flexibility to accommodate a mix of uses throughout East Village.

PREVIOUS COUNCIL DIRECTION

None.

ADMINISTRATION RECOMMENDATION(S)

2017 January 26

That Calgary Planning Commission recommends **APPROVAL** of the proposed amendments to Land Use Bylaw 1P2007.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 13P2017; and

1. **ADOPT** the proposed amendments to the Land Use Bylaw 1P2007, in accordance with Administration's recommendation, as amended; and
2. Give three readings to the proposed Bylaw 13P2017.

REASON(S) FOR RECOMMENDATION:

Administration recommends that the Calgary Planning Commission support the proposed amendments to Land Use Bylaw 1P2007 (Centre City East Village Districts) to align with the proposed policies of the Centre City Guidebook and the East Village Area Redevelopment Plan. The proposed amendments address existing barriers to development and provide flexibility in how mixed-use development can be achieved.

ATTACHMENT

1. Proposed Bylaw 13P2017

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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed amendments to Land Use Bylaw 1P2007 (APPENDIX IV).

Moved by: G.-C. Carra

Absent: M. Foht and R. Wright

Carried: 4 – 3

Opposed: C. Friesen, D. Leighton
and A. Palmiere

Reasons for Opposition from Mr. Palmiere:

- The proposed districts do not include bonusing provisions to achieve the maximum allowable densities set out in the East Village ARP. As a result, every application that wishes to go beyond the FAR established, within the districts, will require a Direct Control District.
- As such, the districts do not adequately implement the ARP and will do nothing to provide streamlined approvals or even land use certainty.
- Accordingly, I believe the districts are premature and require important revision to adequately capture the intent of the ARP.
- I also believe the parking standards within the General Provisions are needlessly complex and would benefit from a comprehensive review, update and simplification. It is my understanding that the Transportation Department is comprehensively reviewing parking in the Centre City and I believe this bylaw should capture the recommendations of that work.

Reasons for Opposition from Mr. Leighton:

- Although I support the intent (and appreciate the hard work of the two file managers), I agree with Commissioner Palmiere's position, i.e. that the proposed district rules are premature. In particular, the lack of bonusing provisions will result in every application needing to go through the entire "Direct Control" process, which defeats the purpose of the proposed districts and this bylaw amendment. This is opposite of "streamlining".

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AMENDMENT:	Amend Land Use Bylaw amendment (i), section 1232(8)(b) to read: “must be used in the calculation of the required landscaped area when located below 36.0 metres above grade.”.
	Moved by: A. Palmiere Carried: 7 – 0 Absent: M. Foht and R. Wright
AMENDMENT:	Amend Land Use Bylaw amendment (i), delete section 1235 in its entirety.
	Moved by: A. Palmiere Carried: 6 – 1 Absent: M. Foht and R. Wright Opposed: D. Leighton
AMENDMENT:	Amend Land Use Bylaw amendment (i), delete section 1230(5)(d) in its entirety.
	Moved by: A. Palmiere Carried: 7 – 0 Absent: M. Foht and R. Wright
AMENDMENT:	Amend Land Use Bylaw amendment (i), section 1246(b) to read: “the Rules Governing All Districts referenced in Part 3; and”.
	Moved by: A. Palmiere Carried: 7 – 0 Absent: M. Foht and R. Wright

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INTRODUCTION

The Centre City East Village Land Use Districts are located in Part 12 of Land Use Bylaw 1P2007. There are a set of general rules that apply to all districts, and a set of six districts that were established to implement the East Village Area Redevelopment Plan. The proposed amendments to the East Village Districts better align the Land Use Bylaw with the East Village and Centre City policies. Below is a summary of the Centre City East Village Districts including a brief description:

District	Purpose
Centre City East Village Transition District (CC-ET)	Accommodates a higher intensity of commercial uses and larger building massing.
Centre City East Village Integrated Residential District (CC-EIR)	Supports the development of a neighbourhood centre and allows for entertainment, cultural and leisure uses.
Centre City East Village Mixed Use District (CC-EMU)	Provides a mixed-use district that allows for residential supported by a broad range of local services and amenities.
Centre City East Village Primarily Residential District (CC-EPR)	Provides a primarily residential area that also supports the development of the Riff, a pedestrian connection that connects mid-block through the neighbourhood.
Centre City East Village River Residential District (CC-ERR)	Enables the development of a signature site abutting Riverfront Plaza.
Centre City East Village Recreational District (CC-ER)	Facilitates the development of three new public open spaces in East Village.

CENTRE CITY EAST VILLAGE DISTRICTS – MAJOR AMENDMENTS

Proposed amendments align the East Village Districts with the proposed East Village ARP and Centre City Guidebook, and allow more flexibility for mixed-use buildings in East Village. Specific details regarding these amendments is contained in APPENDIX I.

1. Removal of the East Village Building Types

The existing East Village Building Types have been identified as challenging to implement in East Village, especially the prescriptive building forms required for the East

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Village - Mid Rise Building (e.g. requiring a terraced form). These defined building types have been removed from the Land Use Bylaw and replaced with street wall, floor plate restrictions and building separation rules to allow for greater flexibility in how a building may be designed, at a scale that is appropriate to East Village.

2. Removal of Centre City East Village Special Areas and location of uses within buildings

The East Village Special Areas Map has been removed to better align with the core ideas and special policy areas identified in the East Village ARP, as well as to reflect changes to the plan area that have occurred (e.g. reconfiguration of Riverfront Lane). This map and associated rules have been removed and where necessary, policies are incorporated in the East Village ARP to provide direction on where uses should be located.

Similarly, where specific rules related to location of uses within buildings have been removed from the districts, specific policies have been included in the East Village ARP to provide direction on where certain uses should be located. For example, where an active frontage is identified by the East Village ARP, office or residential uses should be located behind or above those more active uses that will help to animate these frontages. This amendment aligns with previous Council direction established in Bylaw 6P2014 which amended the policy to eliminate specific location restrictions for non-residential uses and to instead restrict intensity of the use to allow for greater flexibility in how mixed-use developments could be achieved in East Village. The intent of the rule is maintained, but the intensity of commercial uses is regulated through density policies in the East Village ARP.

3. Alignment with the mixed-use vision for East Village and other Centre City Districts

A review of other Centre City districts was completed as part of this project. As a result, additional uses have been added to align with similar districts in the Land Use Bylaw (e.g. CC-ET and CC-X). These additional uses also align with the vision of the East Village ARP and Master Plan to allow for more flexibility in the types of uses considered suitable for areas in the neighbourhood.

4. Updated density and FAR exclusions

With the removal of the East Village Building Types, maximum density in each district has been updated, utilizing the floor area ratio (FAR) for the higher of the two densities originally listed for the Building Types. Additional public amenities qualifying for FAR exclusion have been included as a result of priorities identified through engagement with the East Village neighbourhood. Metrics for FAR exclusions (such as Post-secondary Learning Institution) have also been updated to align with the policy and density analysis that has been conducted to confirm there is infrastructure capacity for the density scenario proposed.

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5. Added sunlight protection rules

Sunlight protection rules in the East Village Districts currently exist along the Riverfront. An additional rule to protect a portion of Fort Calgary from shadow between 10:00 a.m. and 3:00 p.m., has been added to the East Village Districts, which balances development potential with the vision and programming objectives of Fort Calgary. This rule was developed in collaboration with Fort Calgary and is based on the existing non-statutory Centre City Plan policies on sunlight preservation. The duration for sunlight protection was reduced by one hour to help meet density objectives for East Village.

CENTRE CITY EAST VILLAGE DISTRICTS – MINOR AMENDMENTS

The amendments outlined in APPENDIX II correct or clarify existing rules and help to ensure consistency through the Land Use Bylaw.

1. Revised Purpose Statements

The purpose statements for CC-ET, CC-EIR, CC-EMU and CC-EPR have been revised to align with the East Village ARP and provide a clearer idea of what distinguishes one district from another. This reflects the change in intensity and building massing, stepping down from the CC-ET district to the more primarily residential nature of the CC-EPR district.

2. Revision to Use Area

The Use Area section has been reworded to provide more consistency with the rest of the Land Use Bylaw. Accessory Food Service has been deleted from this section as the use definition already provides this metric. Restrictions are maintained or added to align with policy objectives in the East Village ARP to reduce impacts of specific uses (e.g. Night Club). Where additional uses have been added to districts (e.g. Health Services Laboratory – With Clients has been added as a discretionary use to CC-ET and CC-EIR districts), the use area has been restricted to support the at grade frontage policy objectives identified in the East Village ARP. An exemption to this rule has been added for buildings located in the CC-ET district that are municipally designated historic resources to enable adaptive re-use of these buildings over time. A similar rule already exists in the CC-EMU district to allow for a large restaurant.

3. Deletion of Use Area Width

Use Area Width has been removed from the Centre City East Village Districts to provide more flexibility in how ground floor uses are developed. The objectives of the East Village ARP continue to be supported through the Use Area requirements and policies in the East Village ARP (e.g. guidelines for typical storefront widths, frequent entries).

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4. Dwelling Units and Dwelling Unit Size

The rule restricting Dwelling Unit Size has been deleted from the East Village Districts. Compliance with the rule is typically achieved in new developments, except where niche markets may be targeted (e.g. micro-suites) and this is the only district in the Land Use Bylaw that includes such a rule. The City's objective for achieving diversity in housing is furthermore supported by policy in the Centre City Guidebook which directs development to provide for a variety of dwelling types and unit sizes.

5. Deletion of Additional Motor Vehicle Parking Stall Requirements

Policy in the Centre City Guidebook and East Village ARP guides how structured parking could be accommodated at grade (e.g. located behind another use). This section has been updated to reflect the new policy in place. This flexibility is consistent with other Centre City districts, supports the public realm objectives of the East Village ARP and contributes to the resiliency of a building located in a flood hazard area or adjacent to the railway corridor. The rule that refers to minimum number of required parking stalls has been deleted in each district as the requirements are already outlined in the General Rules (Part 12, Division 1).

6. Relocation of Liquor Store rules

This location rule has been relocated to the East Village ARP and into the use definition. This is consistent with other proximity rules in the Land Use Bylaw.

7. Building Design

As the Special Areas Map has been removed from the districts, the rules regarding building design within these areas have been removed or amended accordingly. The Building Design section originally in the General Rules has been reorganized into various sections to be consistent with other General Rules in the Land Use Bylaw, which includes the rule regarding having a clear architectural distinction between the second and third or third and fourth storey deleted and replaced by the new Street Wall section. For the CC-ER district, the Building Design section has been amended to allow for a small building to be built on specific park areas in East Village.

8. Additional rules and uses for Land Use Bylaw consistency.

Amendments to Parts 2 and 3 of the Land Use Bylaw add the applicable East Village Districts to rules such as notice posting and are housekeeping items to ensure consistency within the Land Use Bylaw. Parcel Access has been added to the East Village General Rules to provide consistency with the rest of the General Rules in the Land Use Bylaw. Power Generation Facility – Small has been added to the East Village Districts where applicable as they were not added to the Land Use Bylaw when the uses were introduced or when the districts were first created.

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9. Organization of the document

As a result of reorganizing Part 12 of the Land Use Bylaw, a number of rules have been renumbered and reorganized. These amendments do not change the way these rules are implemented, but allow for greater consistency and ease of use. This includes reorganizing the Divisions in Part 12 to reflect the scale of intensity of the districts.

INDUSTRY AND COMMUNITY CONSULTATION

The proposed amendments have been informed by stakeholder engagement that has occurred since 2014 (For a complete summary of stakeholder engagement, see APPENDIX III).

Open Houses and Online Engagement

Engagement on the East Village ARP started with an open house on June 3, 2014 to confirm the vision and priorities for the neighbourhood. This was followed by an online open house from November 24 to December 22, 2014 to solicit information on the ARP's objectives and project direction as well as desirable public amenities. Subsequent open houses were held on June 21, July 19 and November 23, 2016 to discuss the ARP's draft policies and changes. The proposed amendments to 1P2007 consider the desired amenities for the neighbourhood, facilitate active uses, address sunlight and privacy concerns, and allow for building forms that are scaled appropriately for the neighbourhood.

Stakeholder Focus Groups

In 2015, between January and August, seven (7) focus group meetings were held with landowners and members of industry to better understand implementation challenges, conflicts and the economic feasibility of existing Centre City policy and regulations. This included groups like the Building Owners and Managers Association (BOMA), National Association for Industrial and Office Parks (NAIOP) and Canadian Home Builders' Association – Urban Development Institute (CHBA-UDI). General support for the Guidebook approach was gained from these sessions and comments received were used to inform the proposed policies and amendments to Land Use Bylaw 1P2007.

On 2016 June 14 a Centre City stakeholder focus group was held at the Municipal Building that included a broader group of developers, landowners and consultants. Comments received were focused on local area plan specific policies and regulations, and were used to inform the proposed amendments to the policy as well as to Land Use Bylaw 1P2007.

Community Associations

Project updates were provided to the East Village Neighbourhood Association at key milestones in the East Village ARP project to keep community members informed of the proposed amendments and to ensure that the project was maintaining the vision of the plan.

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APPENDIX I

MAJOR AMENDMENTS TO THE CENTRE CITY EAST VILLAGE DISTRICTS

1. Removal of the East Village Building Types

The East Village Building Types include built form rules that unintentionally limit variation in building forms, particularly for East Village - Mid Rise Buildings (e.g. requiring a terraced form). This has been replaced by street wall, building separation and updated floor plate rules that apply to any building, allowing for greater variation in building design, including the hybrid perimeter block forms envisioned in the East Village Master Plan produced by CMLC.

The Floor Plate Restriction rules accommodate a larger floor plate area for the Transition District that is similar to the C20/R20 District, and includes a new rule to regulate maximum horizontal dimension for portions of a building located above 36.0 metres in the Transition District and above 25.0 metres in all other cases. This encourages the development of buildings that reduce the perception of bulk and allows for greater sunlight penetration. Dimensions are consistent with comparable areas in the Centre City.

The Street Wall rules focus on defining the base of a building, providing for a number of options consistent with the C20/R20 District. The street wall height maintains the typical height previously established by the East Village Building Types, with taller street walls allowed in the Transition District consistent with the purpose of the district to allow for larger building massing.

The Building Separation rules have been introduced to allow for privacy, sunlight penetration and to reduce wind impacts as measured from the property line or façade of a building on the same parcel to minimize the effects on developments that occur last on a block. These metrics are consistent with other areas of the Centre City.

1. Removal of the East Village Building Types	
Current	Proposed
Building Types	
1232 In addition to the rules referenced in section 1231, all buildings must conform to the rules for either an East Village – High Rise Building or for an East Village – Mid Rise Building .	<i>Deleted. See below for Floor Plate Restriction, Street Wall and Building Separation sections.</i>
(57.2) East Village – High Rise Building " means a building with	

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1. Removal of the East Village Building Types	
Current	Proposed
<p>all of the following characteristics:</p> <ul style="list-style-type: none"> (a) the building must have a podium and a tower; (b) a maximum podium height of 18.0 metres; (c) a minimum building height of 50.0 metres; (d) the façade of the tower must be set back 2.5 metres from the façade of the podium; (e) notwithstanding subsection (d), the tower may rise directly from grade without a setback from a podium provided the façade of the tower, or a portion thereof does not exceed 20.0 metres in length and must be set back a maximum of 2.0 metres from any property line shared with a street; and (f) the separation distance between towers must be a minimum of 24.0 metres except from a building which was legally existing or approved prior to the effective date of this Bylaw. <p>(57.3) "East Village – Mid Rise Building" means a building with all of the following characteristics:</p> <ul style="list-style-type: none"> (a) a maximum building height of 50.0 metres; and (b) façades facing a street, when located above the seventh storey must each step back a minimum of 2.0 metres from the façade of the storey below. 	

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1. Removal of the East Village Building Types	
Current	Proposed
<p>Floor Plate Restriction</p> <p>1233 The maximum floor plate area of any floor located above 36.0 metres from grade must not exceed 750.0 square metres.</p>	<p>Floor Plate Restriction</p> <p>1221</p> <p>(1) In Centre City East Village Transition District:</p> <p>(a) each floor of a building located partially or wholly above 36.0 metres above grade has a maximum horizontal dimension of 60.0 metres within 6.0 metres of a property line shared with a street; and</p> <p>(b) each floor of a building located partially or wholly above 36.0 metres above grade has a maximum floor plate area of 930.0 square metres.</p> <p>(2) In all other cases:</p> <p>(a) each floor of a building located partially or wholly above 25.0 metres above grade has a maximum horizontal dimension of 60.0 metres within 6.0 metres of a property line shared with a street; and</p> <p>(b) each floor of a building located partially or wholly above 36.0 metres above grade has a maximum floor plate area of 750.0 square metres.</p>
<p>None.</p>	<p>Street Wall</p> <p>1222</p> <p>(1) Where the building height within 6.0 metres of a property line shared with a street is greater than 25.0 metres and equal to or less than 50.0 metres, the building must provide two of the following features, not including</p>

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1. Removal of the East Village Building Types	
Current	Proposed
	<p>signs, to distinguish the base of the building from the rest of the building:</p> <ul style="list-style-type: none"> (a) building massing; (b) façade articulation; (c) textures; (d) building materials; or (e) a minimum horizontal separation of 2.0 metres from the façade of the podium which is shared with the street and portions of the building located above the podium. <p>(2) Where the building height within 6.0 metres of a property line shared with a street is greater than 50.0 metres, the building must provide:</p> <ul style="list-style-type: none"> (a) a minimum horizontal separation of 2.0 metres from the façade of the podium which is shared with the street and portions of the building located above the podium; and (b) one of the following features, not including signs, to distinguish the base of the building from the rest of the building: <ul style="list-style-type: none"> (i) building massing; (ii) façade articulation; (iii) textures; or (iv) building materials. <p>(3) Unless otherwise referenced in subsection (4), the building features in subsection (1) or (2) must have:</p> <ul style="list-style-type: none"> (a) a minimum height of 9.0 metres from grade; and (b) a maximum height of 18.0 metres from grade. <p>(4) Where the building is located in the Centre City East Village Transition District, the building features in subsection (1) or (2) must have:</p>

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1. Removal of the East Village Building Types	
Current	Proposed
	<p>(a) a minimum height of 9.0 metres from grade; and</p> <p>(b) maximum height of 25.0 metres from grade.</p> <p>(5) Notwithstanding subsection (1), (2), (3) and (4), the building may rise directly from grade without a horizontal separation from the façade of the building provided the façade of the building, or a portion of the façade of the building:</p> <p>(a) does not exceed 20.0 metres in length; and</p> <p>(b) is set back a minimum of 2.0 metres and a maximum of 6.0 metres from any property line shared with a street.</p>
None.	<p>Building Separation 1223</p> <p>(1) In the Centre City East Village Transition District:</p> <p>(a) The façade of a building located above 25.0 metres from grade must provide a minimum horizontal separation of:</p> <p>(i) 18.0 metres from the facade of any other building on the same parcel;</p> <p>(ii) 9.0 metres from a property line shared with another parcel; and</p> <p>(iii) 6.0 metres from a property line shared with a lane.</p> <p>(2) In all other cases:</p> <p>(a) The façade of a building located above 25.0 metres from grade must provide a minimum horizontal separation of:</p>

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1. Removal of the East Village Building Types	
Current	Proposed
	<p>(i) 24.0 metres from the facade of any other building on the same parcel;</p> <p>(ii) 12.0 metres from a property line shared with another parcel; and</p> <p>(iii) 9.0 metres from a property line shared with a lane.</p> <p>(3) The facade of a building referenced in subsection (1) and (2) does not include a balcony.</p>

2. Removal of the Centre City East Village Special Areas map and location of uses within buildings

The East Village Special Areas Map has been removed as some of the areas have changed since the adoption of these districts. It was also indicated during engagement that the Location of Uses sections related to the Special Areas Map were too prescriptive. All references and regulations related to Map 10 have been removed and relocated into policy where required.

Location of Uses within Buildings has been deleted to provide more flexibility in where uses can be located within a building. This section has been removed for both those that refer to Map 10 and those that do not, for consistency between the East Village Districts. Where certain types of frontages are desired (e.g. more active, retail frontages), these are guided through policy in the East Village ARP.

2. Removal of the Centre City East Village Special Areas map and location of uses within buildings	
Current	Proposed
1240 Map 10 identifies special areas as described throughout the Centre City East Village Districts.	<i>Deleted.</i>
CC-ET Location of Uses within Buildings	
1262 The following uses may not be located on the first storey of a building when they face a street located within Area E as	<i>Deleted.</i>

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2. Removal of the Centre City East Village Special Areas map and location of uses within buildings	
Current	Proposed
<p>illustrated on Map 10:</p> <ul style="list-style-type: none"> (a) Assisted Living; (b) Dwelling Unit; (c) Home Occupation – Class 2; (d) Office; (e) Parking Lot – Structure; (f) Place of Worship – Small; (g) Residential Care; (h) Service Organization; and (i) Social Organization. 	
<p>CC-EIR Discretionary Use 1278 (4) The following uses are additional discretionary uses when located on the ground floor, facing a street located within Area F as illustrated on Map 10:</p> <ul style="list-style-type: none"> (a) Drinking Establishment – Large (b) Night Club; and (c) Restaurant: Licensed - Large 	<p><i>Deleted.</i></p> <p>This is implemented in the East Village Area Redevelopment Plan section 3.3.1 Policies 4 and 5.</p> <p>The three uses Drinking Establishment – Large, Nigh Club and Restaurant: Licensed – Large have been moved to section 1255 (3) as discretionary uses.</p>
<p>CC-EIR Location of Uses within Buildings</p> <p>1281 (1) The following uses must not be located on the first storey of a building when they face a street located within Area F as illustrated on Map 10:</p> <ul style="list-style-type: none"> (a) Accessory Residential Building; (b) Assisted Living; (c) Dwelling Unit; (d) Home Occupation – Class 2; (e) Office; (f) Parking Lot – Structure; and 	<p><i>Deleted.</i></p>

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2. Removal of the Centre City East Village Special Areas map and location of uses within buildings	
Current	Proposed
<p>(g) Residential Care.</p> <p>(2) The following uses must only be located on the first or second storey of a building when they face a street located within Area G as illustrated on Map 10:</p> <p>(a) Accessory Food Service;</p> <p>(b) Accessory Liquor Service;</p> <p>(c) Amusement Arcade;</p> <p>(d) Billiard Parlour;</p> <p>(e) Cinema;</p> <p>(f) Convenience Food Store;</p> <p>(g) Drinking Establishment – Medium;</p> <p>(h) Drinking Establishment – Small;</p> <p>(i) Financial Institution;</p> <p>(j) Information and Service Provider;</p> <p>(k) Liquor Store;</p> <p>(l) Outdoor Café;</p> <p>(m) Pet Care Service;</p> <p>(n) Print Centre;</p> <p>(o) Radio and Television Studio;</p> <p>(p) Restaurant: Food Service Only – Large;</p> <p>(q) Restaurant: Food Service Only – Medium;</p> <p>(r) Restaurant: Food Service Only – Small;</p> <p>(s) Restaurant: Licensed – Medium;</p> <p>(t) Restaurant: Licensed – Small;</p> <p>(u) Retail and Consumer Service;</p>	

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2. Removal of the Centre City East Village Special Areas map and location of uses within buildings	
Current	Proposed
(v) Seasonal Sales Area; (w) Specialty Food Store; (x) Supermarket; and (y) Take Out Food Service.	
CC-EMU Discretionary Use 1249 (4) The following uses are additional discretionary uses when they face a street located within Area C as illustrated on Map 10: (a) Market; (b) Specialty Food Store; and (c) Veterinary Clinic.	<i>Deleted.</i>
CC-EMU Location of Uses within Buildings 1252 (1) The following uses may only be located on the first or second storey of a building when they face a street located within Area D as illustrated on Map 10: (a) Accessory Food Services; (b) Accessory Liquor Service; (c) Convenience Food Store; (d) Drinking Establishment – Medium; (e) Drinking Establishment – Small; (f) Information and Service Provider; (g) Medical Clinic; (h) Museum; (i) Outdoor Café ; (j) Pet care service;	<i>Deleted.</i>

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2. Removal of the Centre City East Village Special Areas map and location of uses within buildings	
Current	Proposed
<ul style="list-style-type: none"> (k) Restaurant: Food Service Only – Medium; (l) Restaurant: Food Service Only – Small; (m) Restaurant: Licensed – Medium; (n) Restaurant: Licensed – Small; (o) Retail and Consumer Service; (p) Seasonal Sales Area; and (q) Take Out Food Service. 	
<p>CC-EPR Location of Uses within Buildings</p> <p>1272 The following <i>uses</i> may only be located on the first or second <i>storey</i> of a <i>building</i>:</p> <ul style="list-style-type: none"> (a) Accessory Food Services; (b) Convenience Food Store; (c) Drinking Establishment – Small; (d) Financial Institution; (e) Information and Service Provider; (f) Outdoor Café ; (g) Print Centre; (h) Restaurant: Food Service Only – Small; (i) Restaurant: Licensed – Small; (j) Retail and Consumer Service; (k) Seasonal Sales Area; (l) Specialty Food Store; and (m) Take Out Food Service. 	<p><i>Deleted.</i></p>
<p>CC-ERR Location of Uses within Buildings</p> <p>1290 (1) The following <i>uses</i> must only</p>	<p><i>Deleted.</i></p>

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2. Removal of the Centre City East Village Special Areas map and location of uses within buildings	
Current	Proposed
<p>be located on the first or second storey of a building:</p> <p>(a) Outdoor Café;</p> <p>(b) Restaurant: Food Service Only – Medium;</p> <p>(c) Restaurant: Food Service Only – Small;</p> <p>(d) Restaurant: Licensed – Medium; and</p> <p>(e) Restaurant: Licensed – Small.</p> <p>(2) The following uses may not be located on the first storey of a building:</p> <p>(a) Dwelling Unit.</p>	

3. Alignment with the mixed-use vision for East Village and other Centre City districts

A review of other Centre City districts was completed and resulted in a number of additional uses to align with similar districts (e.g. CC-ET and CC-X). These additional uses also align with the vision of the East Village ARP and Master Plan to allow more flexibility and promote the development of a mixed-use area. Some of the additional uses also align with the additional public amenities identified through stakeholder engagement.

3. Alignment with the mixed-use vision for East Village and other Centre City districts	
Current	Proposed
<p>CC-ET Permitted Uses</p> <p>1258 (2)</p>	<p>Added the following permitted use located within existing approved buildings to CC-ET</p> <p>1244 (2)</p> <p>(a) Catering Service – Minor;</p>
<p>CC-ET Discretionary Uses</p>	<p>Added the following discretionary uses to CC-ET</p>

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3. Alignment with the mixed-use vision for East Village and other Centre City districts	
Current	Proposed
1259 (3)	<p>1245 (3)</p> <ul style="list-style-type: none"> (a) Amusement Arcade; (d) Billiard Parlour; (g) Cinema ; (i) Community Recreation Facility; (j) Computer Games Facility; (k) Conference and Event Facility; (l) Counselling Service; (q) Food Kiosk; (r) General Industrial – Light; (s) Health Services Laboratory – With Clients; (v) Indoor Recreation Facility; (x) Liquor Store; (aa) Market Minor.
<p>CC-EIR Discretionary Uses</p> <p>1278 (3)</p>	<p>Added the following <i>discretionary uses</i> to CC-EIR</p> <p>1255(3)</p> <ul style="list-style-type: none"> (k) Counselling Service; (l) Dinner Theatre ; (q) Food Kiosk; (r) Health Services Laboratory – With Clients; (ii) Places of Worship - Small; (qq) Restaurant: Neighbourhood; (ss) Service Organization; (tt) School – Private; (uu) School Authority - School; (zz) Social Organization. <p>Relocated the following <i>use</i> from permitted in existing to a <i>discretionary use</i> in CC-EIR</p> <ul style="list-style-type: none"> (v) Liquor Store;
CC-EMU Permitted Uses	<p>Added the following <i>permitted uses</i> located within existing approved</p>

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3. Alignment with the mixed-use vision for East Village and other Centre City districts	
Current	Proposed
1248 (2)	buildings to CC-EMU 1260 (2) (e) Financial Institution; (l) Print Centre; (o) Specialty Food Store.
CC-EMU Discretionary Uses 1249 (3)	Added the following discretionary uses to CC-EMU 1261 (3) (f) Community Recreation Facility; (g) Counselling Service; (m) Indoor Recreation Facility; (n) Liquor Store; (p) Market - Minor ; (u) Payday Loan; (v) Place of Worship – Small; (bb) Restaurant: Neighbourhood; (nn) Veterinary Clinic.
CC-EPR Permitted Uses 1268 (2)	Added the following permitted use located within existing approved buildings to CC-EPR 1266 (2) (f) Pet Care Service;
CC-EPR Discretionary Uses 1269 (3)	Added the following discretionary uses to CC-EPR 1267 (3) (a) Accessory Liquor Service; (b) Artist's Studio; (g) Counselling Service; (j) Food Kiosk; (n) Instructional Facility; (o) Liquor Store; (q) Market - Minor; (aa) Restaurant: Neighbourhood.

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3. Alignment with the mixed-use vision for East Village and other Centre City districts	
Current	Proposed
<p>CC-ERR Discretionary Uses</p> <p>1287 (2)</p>	<p>Added the following discretionary uses to CC-ERR</p> <p>1273 (2) The following uses are discretionary uses in the Centre City East Village River Residential District:</p> <ul style="list-style-type: none"> (a) Brewery, Winery and Distillery; (c) Community Recreation Facility; (g) Indoor Recreation Facility; (h) Market - Minor; (j) Power Generation Facility - Small; (o) Restaurant: Neighbourhood; (p) Retail and Consumer Service; (q) Seasonal Sales Area; (t) Social Organization.

4. Updated density and FAR exclusions

With the East Village Building Types and Special Areas Map removed, density in each district has been updated to utilize the higher of the two densities originally listed. Additional public amenities that qualify for FAR exclusion have also been included as a result of priorities identified by the East Village neighbourhood and are consistent between the districts where applicable. Metrics for FAR exclusions (e.g. Post-secondary Learning Institution) has also been updated to reflect the updated density scenario.

4. Updated density and FAR exclusions	
Current	Proposed
<p>CC-ET Density</p> <p>1261 (2) In this section, for the purpose of calculating floor area ratio for an East Village High Rise Building:</p> <p>(a) the following uses must be excluded from the calculation to a maximum of 1.0 floor area ratio:</p>	<p>CC-ET Density</p> <p>1247 (2) In this section, for the purpose of calculating floor area ratio for an East Village High Rise Building:</p> <p>(a) the gross floor area for the following uses must be excluded from the calculation to a maximum cumulative floor area ratio of 1.0:</p>

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4. Updated density and FAR exclusions	
Current	Proposed
<ul style="list-style-type: none"> (i) Child Care Service; (ii) Library; (iii) Museum; (iv) Performing Arts Centre; (v) Place of Worship – Small; (vi) Protective and Emergency Service; (vii) School – Private; (viii) School Authority – School; (ix) Service Organization; (x) Social Organization; and (xi) Utilities. 	<ul style="list-style-type: none"> (i) Child Care Service; (ii) Community Recreation Facility; (iii) Conference and Event Facility; (iv) Indoor Recreation Facility; (v) Library; (vi) Museum; (vii) Performing Arts Centre; (viii) Place of Worship - Small; (ix) Protective and Emergency Service; (x) School – Private; (xi) School – Authority - School; (xii) Service Organization; (xiii) Social Organization; and (xiv) Utilities.
<p>(b) the following must be excluded from the calculation of floor area ratio:</p> <ul style="list-style-type: none"> (i) the total gross floor area of a unit that is located on the floor closest to grade, and must have an entrance that is visible from the street that the unit faces; (ii) the total gross floor area of any storey partially or wholly located below grade; (iii) the total gross floor area of a Post-secondary Learning Institution, to a maximum of 4.0 floor area ratio; and (iv) the total gross floor area of density transferred from a designated Municipal Historic Resource pursuant to the <i>Historical Resources Act</i> to a maximum of 3.0 floor area ratio. 	<p>(b) the following must be excluded from the calculation of floor area ratio:</p> <ul style="list-style-type: none"> (i) the total gross floor area of a unit that is located on the floor closest to grade, and must have an entrance that is visible from the street that the unit faces; (ii) the total gross floor area of any storey partially or wholly located below grade; (i) the total gross floor area of a Post-secondary Learning Institution, to a maximum of 3.0 floor area ratio; and (ii) the total gross floor area of density transferred from a designated Municipal Historic Resource pursuant to the <i>Historical Resources Act</i> to a maximum of 3.0 floor area ratio.

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4. Updated density and FAR exclusions	
Current	Proposed
<p>CC-EIR Density</p> <p>1280</p> <p>(1) The maximum floor area ratio for development is:</p> <p>(a) 6.65 for an East Village – High Rise Building; and</p> <p>(b) 7.0 for an East Village – Mid Rise Building.</p> <p>(2) In this section, for the purpose of calculating floor area ratio for an East Village – High Rise Building:</p> <p>(a) the following uses must be excluded from the calculation to a maximum of 1.0 floor area ratio:</p> <p>(i) Child Care Service;</p> <p>(ii) Community Recreation Facility;</p> <p>(iii) Conference and Event Facility;</p> <p>(iv) Indoor Recreation Facility;</p> <p>(v) Library;</p> <p>(vi) Museum;</p> <p>(vii) Performing Arts Centre;</p> <p>(viii) Protective and Emergency Service; and</p> <p>(ix) Utilities.</p> <p>(b) The following uses must be excluded from the calculation of floor area ratio for an East Village – High Rise Building:</p>	<p>CC-EIR Density</p> <p>1257</p> <p>(1) The maximum floor area ratio for development is 7.0.</p> <p>(a) 6.65 for an East Village – High Rise Building; and</p> <p>(b) 7.0 for an East Village – Mid Rise Building.</p> <p>(2) In this section, for the purpose of calculating floor area ratio for an East Village – High Rise Building:</p> <p>(a) the following uses must be excluded from the calculation to a maximum cumulative floor area ratio of 1.0:</p> <p>(i) Child Care Service;</p> <p>(ii) Community Recreation Facility;</p> <p>(iii) Conference and Event Facility;</p> <p>(iv) Indoor Recreation Facility;</p> <p>(v) Library;</p> <p>(vi) Museum;</p> <p>(vii) Performing Arts Centre;</p> <p>(viii) Place of Worship – Small;</p> <p>(ix) Protective and Emergency Service;</p> <p>(x) School – Private;</p> <p>(xi) School Authority – School;</p> <p>(xii) Service Organization;</p> <p>(xiii) Social Organization; and</p> <p>(xiv) Utilities.</p> <p>(b) The following must be excluded from the calculation of floor area ratio for an East Village – High Rise Building:</p>

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4. Updated density and FAR exclusions	
Current	Proposed
<p>(i) the total gross floor area of a Post-secondary Learning Institution to a maximum of 4.0 floor area ratio; and</p> <p>(ii) the total gross floor area of density transferred from a designated Municipal Historic Resource pursuant to the <i>Historical Resources Act</i> to a maximum of 3.0 floor area ratio.</p>	<p>(i) the total gross floor area of a Post-secondary Learning Institution to a maximum of 3.0 floor area ratio; and</p> <p>(ii) the total gross floor area of density transferred from a designated Municipal Historic Resource pursuant to the <i>Historical Resources Act</i> to a maximum of 3.0 floor area ratio.</p>
<p>CC-EMU Density</p> <p>1251</p> <p>(1) The maximum floor area ratio for development on parcels when located within Area C as illustrated on Map 10 is 3.0.</p> <p>(2) For all other parcels, the maximum floor area ratio is:</p> <p>(a) 6.65 for an East Village – High Rise Building; and</p> <p>(b) 5.65 for an East Village – Mid Rise Building.</p> <p>(3) In this section, for the purpose of calculating floor area ratio:</p> <p>(a) the gross floor area for the following uses must be excluded from the calculation to a maximum of 1.0 floor area ratio:</p> <p>(i) Child Care Service; (ii) Community Entrance Feature; (iii) Museum; (iv) Protective and Emergency Service;</p>	<p>CC-EMU Density</p> <p>1263</p> <p>(1) The maximum floor area ratio for development is 6.65 on parcels when located within Area C as illustrated on Map 10 is 3.0.</p> <p>(2) For all other parcels, the maximum floor area ratio is:</p> <p>(a) 6.65 for an East Village – High Rise Building; and</p> <p>(b) 5.65 for an East Village – Mid Rise Building</p> <p>(2) In this section, for the purpose of calculating floor area ratio:</p> <p>(a) the gross floor area for the following uses must be excluded from the calculation to a maximum cumulative floor area ratio of 1.0:</p> <p>(i) Child Care Service; (ii) Community Entrance Feature; (iii) Museum; (iv) Protective and Emergency Service;</p>

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4. Updated density and FAR exclusions	
Current	Proposed
<p>(v) School – Private; (vi) Service Organization; (vii) Social Organization; and (viii) Utilities.</p> <p>(b) the total density transferred from a designated Municipal Historic Resource pursuant to the <i>Historical Resources Act</i>, may be excluded to a maximum of 3.0 floor area ratio.</p>	<p>(v) School – Private; (vi) Service Organization; (vii) Social Organization; and (viii) Utilities.</p> <p>(b) the total density gross floor area transferred from a designated Municipal Historic Resource pursuant to the <i>Historical Resources Act</i>, must be excluded from the calculation of floor area ratio to a maximum of 3.0 floor area ratio.</p>
<p>CC-EPR Density</p> <p>1271</p> <p>(1) The maximum floor area ratio for development is:</p> <p>(a) 6.65 for an East Village – High Rise Building; and (b) 5.65 for an East Village – Mid Rise Building.</p> <p>(2) In this section, for the purpose of calculating floor area ratio for an East Village – High Rise Building:</p> <p>(a) the gross floor area for the following uses must be excluded from the calculation to a maximum of 1.0 floor area ratio:</p> <p>(i) Child Care Service; (ii) Community Entrance Feature; (iii) Indoor Recreational Facility; (iv) Place of Worship –Small (v) Protective and Emergency Service; (vi) School – Private;</p>	<p>CC-EPR Density</p> <p>1269</p> <p>(1) The maximum floor area ratio for development is 6.65.</p> <p>(a) 6.65 for an East Village – High Rise Building; and (b) 5.65 for an East Village – Mid Rise Building.</p> <p>(2) In this section, for the purpose of calculating floor area ratio for an East Village – High Rise Building:</p> <p>(a) the gross floor area for the following uses must be excluded from the calculation to a maximum cumulative floor area ratio of 1.0:</p> <p>(i) Child Care Service; (ii) Community Recreation Facility; (iii) Indoor Recreation Facility; (iv) Place of Worship – Small; (v) Protective and Emergency Service; (vi) School – Private; (vii) School Authority – School;</p>

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4. Updated density and FAR exclusions	
Current	Proposed
<p>(vii) School Authority - School; (viii) Service Organization; (ix) Social Organization; and (x) Utilities.</p> <p>(b) the total density transferred from a designated Municipal Historic Resource pursuant to the <i>Historical Resources Act</i>, to a maximum of 3.0 floor area ratio.</p>	<p>(viii) Service Organization; (ix) Social Organization; and (x) Utilities.</p> <p>(b) the total gross floor area transferred from a designated Municipal Historic Resource pursuant to the <i>Historical Resources Act</i> must be excluded from the calculation of floor area ratio to a maximum of 3.0 floor area ratio.</p>
<p>CC-ERR Density</p> <p>1289</p> <p>(1) The maximum floor area ratio is 5.0.</p> <p>(2) In this section, for the purpose of calculating floor area ratio:</p> <p>(a) the following uses must be excluded from the calculation to a maximum of 1.0 floor area ratio:</p> <p>(i) Child Care Service; (ii) Protective and Emergency Service; and (iii) Utilities.</p>	<p>CC-ERR Density</p> <p>1275</p> <p>(1) The maximum floor area ratio is 5.0.</p> <p>(2) In this section, for the purpose of calculating floor area ratio:</p> <p>(a) the following uses must be excluded from the calculation to a maximum cumulative floor area ratio of 1.0:</p> <p>(i) Child Care Service; (ii) Protective and Emergency Service; (iii) Social Organization; and (iv) Utilities.</p>
<p>(b) The total gross floor area of density transferred from a designated Municipal Historic Resource pursuant to the <i>Historical Resources Act</i> to a maximum of 3.0 floor area ratio; and</p>	<p>(b) the total gross floor area of density transferred from a designated Municipal Historic Resource pursuant to the <i>Historical Resources Act</i>, must be excluded from the calculation of floor area ratio to a maximum of 3.0 floor area ratio. and</p>

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5. Added sunlight protection rules

A new rule has been added to the East Village Districts to protect Fort Calgary from shadowing in a defined area into the park between 10:00am and 3:00pm on September 21. Developed in collaboration with Fort Calgary. To balance the vision and programming objectives of Fort Calgary with the density objectives of East Village, this has been reduced by one hour from what is outlined in the non-statutory Centre City Plan.

5. Added sunlight protection rules	
Current	Proposed
<p>Riverbank Sunlight</p> <p>1234 <i>Buildings</i> must not place in shadow an area 20.0 metres wide throughout abutting the top of the south bank of the Bow River, from 10:00 a.m. to 4:00 p.m., Mountain Daylight Time on September 21 except areas already in shadow as a result of a <i>building</i> which was legally existing or approved prior to the effective date of this Bylaw.</p>	<p>Sunlight Preservation 1237</p> <p>(1) The following sunlight protection areas must not be placed in greater shadow by a <i>development</i> as measured on September 21, at the times and locations indicated for each area, than were already existing or approved on the date the <i>development permit</i> was applied for:</p> <p>(a) The Riverbank as measured 20.0 metres wide throughout abutting the top of the south bank of the Bow River, from 10:00 a.m. to 4:00 p.m., Mountain Daylight Time; and</p> <p>(b) Fort Calgary as measured from the road right of way abutting 6 Street SE to 40.0 metres into the park from 10:00 a.m. to 3:00 p.m. Mountain Daylight Time and as measured from the road right of way abutting 9 Avenue SE to 20.0 metres into the park from 10:00 a.m. to 4:00 p.m. Mountain Daylight Time.</p>

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APPENDIX II

MINOR AMENDMENTS TO THE CENTRE CITY EAST VILLAGE DISTRICTS

1. Revised Purpose Statements

The purpose statements for CC-ET, CC-EIR, CC-EMU and CC-EPR have been revised to provide additional clarity and align with the East Village ARP.

1. Revised Purpose Statements	
Current	Proposed
<p>CC-ET Purpose</p> <p>1257 The Centre City East Village Transition District is intended to provide for:</p> <ul style="list-style-type: none"> (a) an important transition between the higher density commercial and office uses of the downtown core and the more residential character of East Village; (b) a mix of uses within the transition zone between Downtown and East Village; (c) a greater variety of Office, discretionary commercial institutional and residential uses; and (d) a building form that is street oriented at grade. 	<p>CC-ET Purpose</p> <p>1243 The Centre City East Village Transition District is intended to provide for:</p> <ul style="list-style-type: none"> (a) an important transition between the higher density commercial and office uses of the downtown core and the more residential character of East Village; (b) a mix of uses within the transition zone between Downtown and East Village; (c) development of higher density and larger building massing than the rest of East Village Districts; (d) a greater variety of Office, discretionary commercial institutional and residential uses; and (e) a building form that is street oriented at grade.
<p>CC-EIR Purpose</p> <p>1276 The Centre City East Village Integrated Residential District is intended to provide for:</p>	<p>CC-EIR Purpose</p> <p>1253 The Centre City East Village Integrated Residential District is intended to provide for:</p>

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1. Revised Purpose Statements	
Current	Proposed
<p>(a) a residential area integrated with a broad range of support commercial uses;</p> <p>(b) commercial uses located on the ground floor; and</p> <p>(c) a building form that is street oriented at grade.</p>	<p>(a) a residential area integrated with a broad range of support commercial uses;</p> <p>(a) a mixed use area that integrates residential uses with a broad range of commercial, cultural and entertainment uses.</p> <p>(b) commercial uses located on the ground floor; and</p> <p>(c) a building form that is street oriented at grade.</p>
<p>CC-EMU Purpose</p> <p>1247 The Centre City East Village Mixed Use District is intended to provide for:</p> <p>(a) a mix of commercial and residential uses;</p> <p>(b) uses that are sensitive to adjacent districts that allow for primarily residential uses;</p> <p>(c) a range of intensity of development where intensity is measured by floor area ratio; and</p> <p>(d) a building form that is street oriented at grade.</p>	<p>CC-EMU Purpose</p> <p>1259 The Centre City East Village Mixed Use District is intended to provide for:</p> <p>(a) a mix of commercial and residential uses;</p> <p>(b) uses that are sensitive to adjacent districts that allow for primarily residential uses;</p> <p>(c) a range of intensity of development where intensity is measured by floor area ratio; and</p> <p>(a) a mixed use area that integrates residential uses with a range of commercial uses, local services and amenities;</p> <p>(b) a building form that is street oriented at grade.</p>

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1. Revised Purpose Statements	
Current	Proposed
CC-EPR Purpose	CC-EPR Purpose
<p>1267 The Centre City East Village Primarily Residential District is intended to provide for:</p> <ul style="list-style-type: none"> (a) a mainly residential area with a limited range of support commercial uses; (b) support commercial uses located on the ground floor; and (c) a building form that is street oriented at grade. 	<p>1265 The Centre City East Village Primarily Residential District is intended to provide for:</p> <ul style="list-style-type: none"> (a) a mainly residential area with a limited range of support commercial uses and local amenities; (b) support commercial uses located on the ground floor; and (b) commercial uses that are developed as part of a comprehensive residential mixed use development; and (c) a building form that is street oriented at grade.

2. Revision to Use Area

The Use Area section has been reworded to provide more consistency with the rest of the Land Use Bylaw. This includes removing Accessory Food Service from this section as the use definition already provides this metric. Restrictions are maintained or added to align with policy objectives in the East Village ARP (e.g. Health Services Laboratory – With Clients, Night Club). Exemptions for use area have also been indicated for historic resources where required.

2. Revision to Use Area	
Current	Proposed
CC-ET Use Area	CC-ET Use Area
<p>1263</p> <p>(1) Unless otherwise referenced in subsection (2) or (3), the maximum use area for uses on the ground floor of a building is 1200.0 square metres, with the following exclusions:</p> <ul style="list-style-type: none"> (a) Supermarkets; and (b) Retail and Consumer Service. 	<p>1248</p> <p>(1) Unless otherwise referenced in subsections (2), (3), (4) and (5), the maximum use area for uses on the ground floor of a building is 1200.0 square metres. , with the following exclusions:</p> <ul style="list-style-type: none"> (a) Supermarkets; and (b) Retail and Consumer Service.

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2. Revision to Use Area	
Current	Proposed
<p>(2) Drinking Establishment – Large, Restaurant: Food Service Only – Large, and Restaurant: Licensed – Large, when located on the ground floor of a building, must have a maximum use area of 465.0 square metres.</p> <p>(3) The maximum use area of a:</p> <p>(a) Accessory Food Service is 15.0 square metres; and</p> <p>(b) Medical Clinic is 200.0 square metres:</p>	<p>(2) The maximum use area for uses on the ground floor is 465.0 square metres for the following uses</p> <p>(a) Drinking Establishment – Large;</p> <p>(b) Restaurant: Food Service Only – Large; and</p> <p>(c) Restaurant: Licensed – Large.</p> <p>(3) The maximum use area for uses on the ground floor of a building is 200.0 square metres for the following uses:</p> <p>(a) Health Services Laboratory – With Clients; and</p> <p>(b) Medical Clinic.</p> <p>(4) There is no maximum use area requirement for the following uses:</p> <p>(a) Supermarkets; and</p> <p>(b) Retail and Consumer Service.</p> <p>(5) There is no maximum use area for uses located within buildings designated as a Municipal Historic Resource pursuant to the Historical Resources Act.</p>
<p>CC-EIR Use Area</p> <p>1282</p> <p>(1) Unless otherwise specified in subsection (3) the maximum use area for uses on the ground floor of a building is 465.0 square metres.</p> <p>(2) Unless otherwise specified in subsection (3) there is no maximum use area requirement for uses located on upper floors.</p> <p>(3) The maximum use area of a:</p>	<p>CC-EIR Use Area</p> <p>1258</p> <p>(1) Unless otherwise referenced in subsection (2) and (3) the maximum use area for uses on the ground floor of a building is 465.0 square metres.</p> <p>(2) Unless otherwise specified in subsection (3) there is no maximum use area requirement for uses located on upper floors.</p> <p>(3) The maximum use area of a:</p>

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2. Revision to Use Area	
Current	Proposed
<p>(a) Accessory Food Service is 15.0 square metres; and</p> <p>(b) Medical Clinic is 200.0 square metres:</p>	<p>(a) Accessory Food Service is 15.0 square metres; and</p> <p>(b) Medical Clinic is 200.0 square metres:</p> <p>(2) The maximum <i>use area</i> for <i>uses</i> on the ground floor of a <i>building</i> is 200.0 square metres for the following uses:</p> <p>(a) Health Services Laboratory – With Clients; and</p> <p>(b) Medical Clinic.</p> <p>(3) The maximum <i>use area</i> of a Night Club is 300.0 square metres where located on the ground floor of a <i>building</i>.</p>
<p>CC-EMU Use Area</p> <p>1253</p> <p>(1) Unless otherwise referenced in subsection (2) or (3), the maximum <i>use area</i> for <i>uses</i> on the ground floor of a <i>building</i> is 465.0 square metres.</p> <p>(2) Unless otherwise referenced in subsection (3), there is no maximum <i>use area</i> requirement for <i>uses</i> located on upper floors.</p> <p>(3) The maximum <i>use area</i> of a:</p> <p>(a) Accessory Food Service is 15.0 square metres; and</p> <p>(b) Medical Clinic is 200.0 square metres.</p>	<p>CC-EMU Use Area</p> <p>1264</p> <p>(1) Unless otherwise referenced in subsection (2) or (3), the maximum <i>use area</i> for <i>uses</i> on the ground floor of a <i>building</i> is 465.0 square metres.</p> <p>(2) Unless otherwise referenced in subsection (3), there is no maximum <i>use area</i> requirement for <i>uses</i> located on upper floors.</p> <p>(3) The maximum <i>use area</i> of a:</p> <p>— (a) Accessory Food Service is 15.0 square metres; and</p> <p>(b) Medical Clinic is 200.0 square metres.</p> <p>(2) The maximum <i>use area</i> for a Medical Clinic is 200.0 square metres where located on the ground floor of a <i>building</i>.</p>

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2. Revision to Use Area	
Current	Proposed
<p>CC-EPR Use Area</p> <p>1273</p> <p>(1) Unless otherwise referenced in subsection (2) or (3), the maximum use area for uses on the ground floor of a building is 465.0 square metres.</p> <p>(2) Unless otherwise referenced in subsection (3), there is no maximum use area requirement for uses located on upper floors.</p> <p>(3) The maximum use area of a:</p> <p>(a) Accessory Food Service is 15.0 square metres; and</p> <p>(b) Medical Clinic is 200.0 square metres.</p>	<p>CC-EPR Use Area</p> <p>1270</p> <p>(1) Unless otherwise referenced in subsection (2) or (3), the maximum use area for uses on the ground floor of a building is 465.0 square metres.</p> <p>(2) Unless otherwise referenced in subsection (3), there is no maximum use area requirement for uses located on upper floors.</p> <p>(3) The maximum use area of a:</p> <p>(a) Accessory Food Service is 15.0 square metres; and</p> <p>(b) Medical Clinic is 200.0 square metres.</p> <p>(2) The maximum use area for a Medical Clinic is 200.0 square metres where located on the ground floor of a building.</p>
<p>CC-ERR Use Area</p> <p>1291</p> <p>(1) The maximum use area for use on the ground floor of a building is 465.0 square metres.</p> <p>(2) There is no maximum use area requirement for uses located on upper floors.</p>	<p>CC-ERR Use Area</p> <p>1276</p> <p>The maximum use area for uses on the ground floor of a building is 465.0 square metres.</p> <p>(2) There is no maximum use area requirement for uses located on upper floors.</p>

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3. Deletion of Use Area Width

Use Area Width has been removed from the Centre City East Village Districts to provide more flexibility in how ground floor uses are developed. The objectives of the East Village ARP for minimizing the impact of larger uses continue to be supported through the Use Area requirements and policies in the East Village ARP (e.g. guidelines for typical storefront widths, frequent entries).

3. Deletion of Use Area Width	
Current	Proposed
CC-EIR Use Area Width 1283 The maximum width of a use area on the ground floor that faces a street is a maximum of 7.5 metres with the exception of use area on the ground floor fronting 9 Avenue SE and 4 Street SE which may have a maximum width of 15.0 metres.	<i>Deleted.</i>
CC-EMU Use Area Width 1255 For parcels located within Area C as illustrated on Map 10: (a) a use area may have a maximum of one entrance on each street and the maximum width of a use area on the ground floor that faces a street is 7.5 metres in width.	<i>Deleted.</i>
CC-EPR Use Area Width 1274 The maximum width of a use area on the ground floor that faces a street is 7.5 metres with the exception of use area on the ground floor fronting 9 Avenue SE which may have a maximum width of 15.0 metres.	<i>Deleted.</i>

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3. Deletion of Use Area Width	
Current	Proposed
CC-ERR Use Area Width	
1292 The maximum width of a use area on the ground floor that faces a street is a maximum of 7.5 metres.	<i>Deleted.</i>

4. Dwelling Units and Dwelling Unit Size

These sections have been deleted to reflect policies in both the East Village ARP and Centre City Guidebook, which support a variety of unit sizes. The Dwelling Units rule has also been removed because dwelling units are already allowed to exist in any building form; there is nothing to restrict.

4. Dwelling Units and Dwelling Unit Size	
Current	Proposed
Dwelling Unit Size	
1230 In developments with 50.0 or more Dwelling Units , a minimum of 10.0 per cent of all Dwelling Units must each have a minimum gross floor area of 55.75 square metres and a maximum gross floor area of 65.0 square metres.	<i>Deleted.</i>
Dwelling Units	
1238 Dwelling Units may be provided in any building form.	<i>Deleted.</i>

5. Deletion of Additional Motor Vehicle Parking Stall Requirements

As there is policy in the Centre City Guidebook regarding how structured parking stalls could be accommodated at grade (e.g. located behind another use), removing 1227 (1) and (2) and replacing with 1234 (1) aligns well with this policy and allows for the design to be addressed through a development permit. Where new uses have been added that should have an exemption for motor vehicle parking stalls, they have been added to the appropriate districts.

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5. Deletion of Additional Motor Vehicle Parking Stall Requirements	
Current	Proposed
Additional Motor Vehicle Parking Stall Requirements 1227 <p>(1) Unless otherwise referenced in subsection (2), all motor vehicle parking stalls must be located below grade.</p> <p>(2) Visitor parking stalls may be provided at grade.</p> <p>(3) Where the parcel shares a property line with a lane, all vehicle access to the parcel must be from the lane.</p> <p>(4) A Parking Lot – Grade may only be allowed for short-stay parking of not more than four consecutive hours.</p>	Additional Motor Vehicle Parking Stall Requirements 1234 <p>(1) Unless otherwise referenced in subsection (2), all motor vehicle parking stalls must be located below grade.</p> <p>(2) Visitor parking stalls may be provided at grade.</p> <p>(1) Motor vehicle parking stalls and loading stalls must not be located between a building and a street;</p> <p>(3) Where the parcel shares a property line with a lane, all vehicle access to the parcel must be from the lane.</p> <p>(2) A Parking Lot – Grade may only be allowed for short-stay parking of not more than four consecutive hours.</p>
Motor Vehicle Parking Stalls 1264 (1)	Added a Use 1249 (1) (k) Restaurant Neighbourhood 1249 (4) For all other uses is the requirement referenced in Part 4.
Additional Motor Vehicle Parking Stall Requirements 1227 (3)	Vehicle Access 1225

The minimum number of required parking stalls as indicated at the end of each district has been deleted as the requirements are already outlined in the General Rules (Part 12, Division 1).

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5. Deletion of Additional Motor Vehicle Parking Stall Requirements	
Current	Proposed
<p>CC-EIR Motor Vehicle Parking Stalls</p> <p>1284 The minimum number of required <i>motor vehicle parking stalls</i>, <i>visitor parking stalls</i>, and <i>bicycle parking stalls – class 1</i> and <i>class 2</i> is the required amount specified in the General Rules for Centre City East Village Districts referenced in Part 12, Division 1.</p>	Deleted.
<p>CC-EMU Motor Vehicle Parking Stalls</p> <p>1256 The minimum number of required <i>motor vehicle parking stalls</i>, <i>visitor parking stalls</i>, and <i>bicycle parking stalls – class 1</i> and <i>class 2</i> is the required amount specified in the General Rules for Centre City East Village Districts referenced in Part 12, Division 1.</p>	Deleted.
<p>CC-EPR Motor Vehicle Parking Stalls</p> <p>1275 The minimum number of required <i>motor vehicle parking stalls</i>, <i>visitor parking stalls</i>, and <i>bicycle parking stalls – class 1</i> and <i>class 2</i> is the required amount specified in the General Rules for Centre City East Village Districts referenced in Part 12, Division 1.</p>	Deleted.
<p>CC-ERR Motor Vehicle Parking Stalls</p> <p>1293 The minimum number of required <i>motor vehicle parking stalls</i>, <i>visitor parking stalls</i>, and</p>	Deleted.

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5. Deletion of Additional Motor Vehicle Parking Stall Requirements	
Current	Proposed
<i>bicycle parking stalls – class 1</i> and <i>class 2</i> is the required amount specified in the General Rules for Centre City East Village Districts referenced in Part 12, Division 1.	
CC-ER Motor Vehicle Parking Stalls 1246 The minimum number of required <i>motor vehicle parking stalls</i> , <i>visitor parking stalls</i> , and <i>bicycle parking stalls – class 1</i> and <i>class 2</i> is the amount specified in the General Rules for Centre City East Village Districts referenced in Part 12, Division 1.	<i>Deleted.</i>

6. Relocation of Liquor Store rules

This location rule has been relocated as policy in the East Village ARP and into the use definition. This is consistent with other proximity rules that are outlined in the Land Use Bylaw.

6. Relocation of Liquor Store rules	
Current	Proposed
Discretionary Uses 1259 (4) The following <i>uses</i> are <i>discretionary uses</i> only if they are located on a <i>parcel</i> south of 5th Avenue SE: (a) Liquor Store.	225 Liquor Store” (a) means a <i>use</i> where alcoholic beverages are sold for consumption off the retail outlet premises, that has been licensed by the Alberta Gaming and Liquor Commission; (b) is a <i>use</i> within the Sales Group in Schedule A to this Bylaw; (c) in the C-N1 and C-N2 Districts,
Liquor Stores 1239 In all Centre City East Village Districts, Liquor Stores must not be located within 150.0 metres of a <i>parcel</i> that contains an Emergency Shelter , when	

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6. Relocation of Liquor Store rules	
Current	Proposed
measured from the closest point of a Liquor Store to the closest point of a parcel that contains an Emergency Shelter .	<p>must only be located on a parcel with a front property line on a major street or a primary collector street;</p> <p>(d) in all Districts, not including the C-R2, C-R3 and CR20-C20/R20 Districts, must not be located within 300.0 metres of any other Liquor Store , when measured from the closest point of a Liquor Store to the closest point of another Liquor Store ;</p> <p>(e) in all commercial and industrial districts, not including C-R2 and C-R3 and CR20-C20/R20 Districts, must not be located within 150.0 metres of a parcel that contains a School – Private or a School Authority – School, when measured from the closest point of a Liquor Store to the closest point of a parcel that contains a School Authority – School or a School – Private;</p> <p>(e.1) In all Centre City East Village Districts, Liquor Stores must not be located:</p> <p>(i) within 150.0 metres of a parcel that contains an Emergency Shelter, when measured from the closest point of a Liquor Store to the closest point of a parcel that contains an Emergency Shelter; and</p>

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6. Relocation of Liquor Store rules	
Current	Proposed
	<p>(ii) on parcels north of 5 Avenue SE and west of 4 Street SE.</p> <p>(f) requires a minimum of 5.0 motor vehicle parking stalls per 100.0 square metres of gross usable floor area;</p> <p>(g) does not require bicycle parking stalls – class 1; and</p> <p>(h) requires a minimum of 1.0 bicycle parking stalls – class 2 per 250.0 square metres of gross usable floor area.</p>

7. Building Design

The Special Areas Map references have been removed. In the case of CC-EMU, this area no longer exists as a development parcel.

7. Building Design	
Current	Proposed
<p>CC-EMU Building Height</p> <p>1254 For buildings located within Area C as illustrated on Map 10 the maximum building height is 14.5 metres, not to exceed 3 storeys.</p>	<p><i>Deleted.</i></p>

The Building Design section originally in the General Rules has been reorganized into section headings that are consistent with other General Rules in the Land Use Bylaw. The rule for mechanical equipment has been deleted as it is addressed in the Mechanical Screening section, and the rule for clear architectural distinction is no longer needed as it has been replaced by the Street Wall section.

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7. Building Design	
Current	Proposed
Building Design 1231 (1) All buildings must comply with the following general requirements:	<i>Deleted.</i>
(a) The ceiling of the first storey must be a minimum of 4.0 metres from grade ;	Ground Floor Height 1219 The minimum height of the ground floor of a building is 4.0 metres as measured vertically from the floor to the ceiling.
(b) the building height must be a minimum of 9.0 metres;	Building Height 1217 The minimum building height is 9.0 metres.
(c) they must have a clear architectural distinction between the second and third or third and fourth storey ;	<i>Deleted.</i>
(d) mechanical equipment must not be visible from the exterior of the building and must be contained in the roof structure; and	<i>Deleted.</i>
(e) a unit with any portion of its floor area located on the floor closest to grade must have an individual, separate, direct access to grade .	At Grade Units 1220 A use or a unit with any portion of its floor area located on the floor closest to grade must have an individual, separate, direct access to grade .

This section has been amended as the Special Areas Map references have been deleted from Part 12. The following is a rule that has been revised to maintain the ability for a small scale building to be built on specific park areas in East Village.

7. Building Design	
Current	Proposed
Building Design 1245 (1) The area illustrated as Area A on Map 10 may have up to three buildings with:	Building Design 1245 (1) The area illustrated as Area A on Map 10 may have up to three buildings with:

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7. Building Design	
Current	Proposed
<p>(a) a maximum total combined gross floor area of 200.0 square metres;</p> <p>(b) a maximum of 100.0 square metres for each building; and</p> <p>(c) a maximum building height for each building of 10.0 metres, not to exceed one storey.</p> <p>(2) The area illustrated as Area B on Map 10 is allowed a maximum of one building with:</p> <p>(a) a maximum gross floor area of 100.0 square metres; and</p> <p>(b) a maximum building height of 10.0 metres, not to exceed one storey.</p>	<p>(a) a maximum total combined gross floor area of 200.0 square metres;</p> <p>(b) a maximum of 100.0 square metres for each building; and</p> <p>(c) a maximum building height for each building of 10.0 metres, not to exceed one storey.</p> <p>(2) The area illustrated as Area B on Map 10 is allowed a maximum of one building with:</p> <p>(a) a maximum gross floor area of 100.0 square metres; and</p> <p>(b) a maximum building height of 10.0 metres, not to exceed one storey.</p> <p>1281 The parcel located north of 7 Avenue S.E., south of 9 Avenue S.E. and between 4 Street S.E. and Riverfront Lane S.E is allowed a maximum of one building with:</p> <p>(a) a maximum gross floor area of 100.0 square metres; and</p> <p>(b) a maximum building height of 10.0 metres, not to exceed one storey.</p>

8. Additional rules and uses for Land Use Bylaw consistency

Amendments to Parts 2 and 3 in the Land Use Bylaw add the appropriate East Village Districts to rules such as notice posting requirements. These are housekeeping items to ensure consistency for how Parts 2 and 3 are applied within the Land Use Bylaw.

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8. Additional rules and uses for Land Use Bylaw consistency	
Current	Proposed
Notice Posting Requirement	Notice Posting Requirement
<p>27 (2) (a.2) Drinking Establishment – Medium in the C-C1, C-COR1, C-COR2, CC-X, CC-COR districts.</p> <p>27 (2) (b) Drinking Establishment – Small in the M-H2, M-H3, C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, CC-X, CC-COR districts.</p> <p>27 (2) (e) Liquor Store in the C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, CC-X, CC-COR districts.</p> <p>27 (2) (g) Outdoor Café in the C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, I-R, S-R, CC-X, CC-COR districts or; CR20-C20/R20 District in the area indicated in Map 11.</p> <p>27 (2) (j) Social Organization in the C-N1, C-N2, C-C1, C-COR1, C-COR2, S-CI, CC-COR districts.</p>	<p>27 (2) (a.2) Drinking Establishment – Medium in the C-C1, C-COR1, C-COR2, CC-X, CC-COR, CC-EMU, CC-ET, or CC-EIR districts.</p> <p>27 (2) (b) Drinking Establishment – Small in the M-H2, M-H3, C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, CC-X, CC-COR, CC-EMU, CC-ET, CC-EPR, or CC-EIR districts.</p> <p>27 (2) (e) Liquor Store in the C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, CC-X, CC-COR, CC-ET, CC-EIR, CC-EMU, or CC-EPR districts.</p> <p>27 (2) (g) Outdoor Café in the C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, I-R, S-R, CC-X, CC-COR, CC-ET, CC-EIR, CC-EMU, CC-EPR, CC-ERR, or CC-ER districts or; CR20-C20/R20 District in the area indicated in Map 11.</p> <p>27 (2) (j) Social Organization in the C-N1, C-N2, C-C1, C-COR1, C-COR2, S-CI, CC-COR, CC-ET, CC-EMU, CC-EIR, CC-EPR, or CC-ERR districts.</p>
Lighting Rules, Height Limits	Lighting Rules, Height Limits
<p>65 (1) (a) 7.5 metres in the C-N1, C-N2, C-C1, C-COR1, I-B and I-E Districts and in all low density residential districts, multi-residential districts and special purpose districts; and</p> <p>65 (1) (b) 12.0 metres in all other commercial and industrial districts.</p>	<p>65 (1) (a) 7.5 metres in the C-N1, C-N2, C-C1, C-COR1, CC-ER, I-B and I-E Districts and in all low density residential districts, multi-residential districts and special purpose districts; and</p> <p>65 (1) (b) 12.0 metres in the CC-ET, CC-EIR, CC-EMU, CC-EPR, CC-ERR Districts and in all</p>

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8. Additional rules and uses for Land Use Bylaw consistency	
Current	Proposed
	other commercial and industrial districts .
Signs	Signs
81 (2) (b) in the commercial, industrial and special purpose districts, have a maximum sign area of 1.5 square metres; and	81 (2) (b) in the other districts, have a maximum sign area of 1.5 square metres; and
97 (3) In all other commercial and in all industrial districts :	97 (3) In CC-ET, CC-EIR Districts, and all other commercial and in all industrial districts :
(a) the maximum sign area of a Freestanding Sign is 14.0 square metres; and	(a) the maximum sign area of a Freestanding Sign is 14.0 square metres; and
(b) the maximum height of a Freestanding Sign is 9.0 metres.	(b) the maximum height of a Freestanding Sign is 9.0 metres.
97 (4) In the CC-MH, CC-MHX, M-H1, M-H2, M-H3, M-X2, Districts where the parcel contains commercial multi-residential uses:	97 (4) In the CC-EMU, CC-EPR, CC-ERR, CC-MH, CC-MHX, M-H1, M-H2, M-H3, M-X1, and M-X2 Districts where the parcel contains commercial multi-residential uses:
(a) the maximum sign area of a Freestanding Sign is 7.0 square metres; and	(a) the maximum sign area of a Freestanding Sign is 7.0 square metres; and
(b) the maximum height of a Freestanding Sign is 6.0 metres	(b) the maximum height of a Freestanding Sign is 6.0 metres
102 (1) In the C-N1, C-N2, C-C1, CC-MH, CC-MHX, M-H1, M-H2, M-H3, M-X1, M-X2, Districts, the maximum sign area for a Projecting Sign is 2.3 square metres.	102 (1) In the C-N1, C-N2, C-C1, CC-EIR, CC-EMU, CC-EPR, CC-MH, CC-MHX, M-H1, M-H2, M-H3, M-X1, and M-X2 Districts, the maximum sign area for a Projecting Sign is 2.3 square metres.
102 (3) In all other commercial and industrial districts , CR20-	102 (3) In all other commercial and industrial districts , CC-ET and

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8. Additional rules and uses for Land Use Bylaw consistency	
Current	Proposed
C20/R20 the maximum sign area for a Projecting Sign is 4.5 square metres	CR20-C20/R20 the maximum sign area for a Projecting Sign is 4.5 square metres

Parcel Access has been added to provide consistency with the rest of the General Rules sections of the Land Use Bylaw.

8. Additional rules and uses for Land Use Bylaw consistency	
Current	Proposed
<i>None.</i>	Parcel Access 1226 All developments must comply with the access requirements of the Controlled Street Bylaw.

Power Generation Facility – Small and Restaurant: Neighbourhood has been added to the East Village Districts where applicable as they were not added to the Land Use Bylaw when the uses and/or districts were introduced.

8. Additional rules and uses for Land Use Bylaw consistency	
Current	Proposed
CC-ET Permitted Uses 1258 (2)	Added the following permitted use located within existing approved buildings to CC-ET 1244 (2) (k) Power Generation Facility – Small
CC-EIR Permitted Uses 1277 (2)	Added the following permitted use located within existing approved buildings to CC-EIR 1254(2) (j) Power Generation Facility – Small
CC-EMU Permitted Use 1248 (2)	Added the following permitted use located within existing approved buildings to CC-EMU 1260 (2) (j) Power Generation Facility – Small
CC-EPR Permitted Uses	Added the following permitted use located within existing approved

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8. Additional rules and uses for Land Use Bylaw consistency	
Current	Proposed
1268 (2)	<i>buildings</i> to CC-EPR 1266 (2) (g) Power Generation Facility – Small
CC-ER Discretionary Uses 1243	Added the following <i>discretionary use</i> to CC-ER 1279 (e) Power Generation Facility – Small.

9. Organization of the document

Part 12 has been reorganized to provide consistency with the remainder of the Land Use Bylaw and to aid in ease of use of the document. A number of rules have been renumbered and reorganized, however, these amendments do not change the way these rules are implemented or interpreted.

Part 12 has been reorganized to reflect the scale of intensity from high to low.

9. Organization of the document	
Existing Structure	Proposed Structure
Division 1: General Rules	Division 1: General Rules
Division 2: CC-ER	Division 2: CC-ET
Division 3: CC-EMU	Division 5: CC-EIR
Division 4: CC-ET	Division 3: CC-EMU
Division 5: CC-EPR	Division 5: CC-EPR
Division 6: CC-EIR	Division 7: CC-ERR
Division 7: CC-ERR	Division 6: CC-ER

The following section has been divided into two sections to align with the rest of the Land Use Bylaw. There are no changes to the text or the intent of the rules.

9. Organization of the document	
Current	Proposed
Specific Rules for Landscaped Areas 1218 (1) – (3)	Specific Rules for Landscaped Areas 1229 (1) – (3)
Specific Rules for Landscaped Areas 1218 (4) – (8)	Additional Landscaping Requirements 1230 (1) – (5)

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The following sections have been relocated or reorganized to improve the flow of rules.
There are no changes to the rules and the intent of the rules.

9. Organization of the document	
Current	Proposed
Low Water Irrigation System 1220	Low Water Irrigation System 1228
Visibility Setback 1222	Visibility Setback 1238
Mechanical Screening 1223	Mechanical Screening 1239
Garbage 1224	Garbage 1240
Recycling Facilities 1225	Recycling Facilities 1241
Storage of Goods, Materials and Supplies 1235	Storage of Goods, Materials and Supplies 1242
Setback 1236	Building Setback 1224
Building Orientation 1237	Building Orientation 1218

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APPENDIX III

STAKEHOLDER ENGAGEMENT

The following are stakeholders that were informed of or engaged with the projects and notified when the proposed documents were completed. There are also two websites open to all Calgarians that contain information on the process, engagement sessions and links to the proposed documents.

Community Associations and Business Revitalization Zones

4th Street Business Revitalization Zone
17th Avenue Business Revitalization Zone
Beltline Neighbourhoods Association
Downtown Calgary
Downtown West Community Association
East Village Neighbourhood Association
Eau Claire Community Association
Victoria Park Business Revitalization Zone

East Village Land Owners

Battistella Developments
Cidex Group
Copez Properties Ltd.
Embassy Bosa
Fram Building Group
Germain Hotel Group
Homes by Avi
Knightsbridge Homes
Remington Corp.
Riocan REIT
Widewaters Group
XYC Design & Development

Industry Stakeholders

Airstate Ltd.
Bentall Kennedy
Brookfield Residential
Building Owners and Managers Association
(BOMA)

CivicWorks Planning + Design
Calgary Municipal Land Corporation (CMLC)
Dentons
EXP
IBI Group
ISL Engineering & Land Services
Gibbs Gage Architects
Mancal Properties Inc.
Millennium Plus Homes
NORR Architects Engineers Planners
PBA Land
Quantum Place
Roan Consulting
Sarina Homes
Stantec Consulting
Strategic Group
Truman Homes
West Campus Development Trust

Organizations

Calgary Board of Education
Calgary Home Builders' Association – Urban
Development Institute (CHBA-UDI)
ENMAX District Energy
Calgary Mental Health
Calgary River Valleys
Calgary Stampede
Drop-In Centre
Fort Calgary
Salvation Army

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Council and Administration recognize stakeholder input is vital to creating implementable policy plans. The Centre City Guidebook and East Village Area Redevelopment Plan (ARP) have included a process to engage land owners, key stakeholders and Calgarians on policy that guides growth and development in the Centre City.

Specifically, the public engagement process included:

- Stakeholder focus groups with land owners and developers;
- Public open houses, including an online open house, and feedback; and
- Reaching out to Community Associations and Business Revitalization Zones.

INDUSTRY STAKEHOLDERS

The City invited representatives from government, industry, special interest groups and organizations to attend meetings about the East Village ARP and Centre City Guidebook. The purpose of these meetings was to share information, identify issues and concerns, and gather feedback on the proposed policies.

Dates	Topics of Discussion
2014 September 26	- Policy approach in the Centre City
2014 October 28	- Site design
2014 December 03	- Building design (building frontages and building massing)
2015 January 21	- Location of uses
2015 February 18	- Challenges with developing mixed-use
2015 March 18	- Land use redesignations and bonus density
2015 August 05	
2016 June 14	

The following is a summary of what we heard through the industry stakeholder meetings and how we have responded.

Policy approach in the Centre City

The industry stakeholder group identified that there was an opportunity to simplify and provide consistent policy direction and interpretation for the Centre City as long as no new layers would be introduced. The Guidebook, as one of three guidebooks envisioned for the Municipal Development Plan, has been created as a home for these common policies to reduce repetition in ARPs and allow for more concise policy documents.

Site and Building Design

Generally, there was a concern about over-regulating and a desire to see more flexibility in building forms that can respond to changing market conditions. This included flexibility in where uses were located, how much retail was required, where retail was required and how large and innovative uses could be accommodated. To address these concerns, Guidebook policies focus on creating a great pedestrian realm and encourage a wide range of building forms and uses

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(including accommodating large uses and complementary uses). The ARP then can provide more specificity where needed (e.g. active frontages, taller ground floor units, limiting total commercial uses on a block). These policies also recognize the challenge of developing within the Centre City, such as how back of house operations (e.g. waste and loading) may need to be accommodated or how parking requirements may need to be assessed according to the site context.

Density and bonus density

The discussion around bonus density revolved around having a fair and comprehensive system to acquire public amenity items in the Centre City. This included the potential for neighbourhoods to draw from a single bonus system with a more comprehensive list of items and ensuring that the methodology to calculating these items were consistent across neighbourhoods.

Bonus density is currently subject to further evaluation at a broader scale for the developed areas and will be addressed separately from this project. The current East Village bonus density system will be maintained and the comments received through this engagement will be shared.

PUBLIC ENGAGEMENT

The City invited the residents and community organizations to attend a series of open houses about the East Village ARP and Centre City Guidebook. The purpose of these open houses was to share information, identify issues and concerns, and gather feedback on the proposed policies.

Date	Engagement	Details	Notification
2014 June 14	Public open house held to confirm objectives and project direction for reviewing the East Village ARP (ARP), including preliminary amendments under consideration.	Golden Age Club 20 attendees	Bold signs, mail drop, letter to landowners, East Village Neighbourhood Association, posters in buildings
2014 November 24 to 2014 December 22	Online engagement was conducted that asked participants to rank amenities most valued in East Village.	Online open house 405 visitors 100+ forms received	Bold signs, East Village Neighbourhood Association, posters in buildings, Twitter, email
2016 June 21	East Village ARP and Centre City Guidebook Open House to review policies under development.	East Village Experience Centre 65 attendees 18 feedback forms received	Bold signs, postcards, Twitter, email, letter to landowners, East Village

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			Neighbourhood Association, Ward Councillor's office, posters
2016 July 19	East Village ARP and Centre City Guidebook Information Session. Draft East Village ARP and Centre City Guidebook available for review.	Municipal Building Atrium 59 attendees 1 feedback form received	Postcards, Twitter, email, letter to landowners, East Village Neighbourhood Association, Ward Councillor's office, posters
2016 November 23	East Village ARP and Centre City Guidebook Information Session. Proposed East Village ARP and Centre City Guidebook available for review.	East Village Experience Centre 16 attendees	Bold signs, Twitter, email, emails, East Village Neighbourhood Association, Ward Councillor's office, posters, 311

The following is a summary of what we heard through the public engagement process and how we have responded. The public has stated that this planning process was well developed and that it was good to see work done to streamline policies and provide clarity and consistency for future redevelopment.

Vision for East Village

Generally, the public was in agreement that the vision for East Village should remain the same and this has been maintained for the new East Village ARP, and is implemented through the proposed amendments to Land Use Bylaw 1P2007.

Top 5 public amenities

Through the online open house, desirable public amenities were identified for East Village. The policies of the East Village ARP reflect the following priorities.

- Neighbourhood amenities – community support activities such as child care, recreation, post-secondary, supermarkets, affordable and accessible places to live.
- Public open space – public parks, courtyards and green spaces.
- Culture – art and cultural facilities, public art that is accessible to the community.
- Mobility and sustainable development – green building features, bicycle facilities.
- Heritage – incentives to retain and preserve heritage buildings, adaptive reuse.

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Key themes

The following were key themes heard throughout the public engagement process. The Guidebook and East Village ARP policies address the following themes.

- Affordability and accessibility - a range of housing for various demographics and abilities.
- Neighbourhood amenities and services – local amenities, such as supermarkets.
- Neighbourhood safety – perception and comfort in public places.
- Communications – include communities outside of East Village, more specifics on the amendments being proposed.

Land Use and Urban Design

Discussions around land use and urban design revolved around developing a safe and vibrant neighbourhood that has an appropriate mix of uses, an appropriate scale of development and a diversity of affordable and accessible housing. Policies in the Guidebook generally address having a diversity of housing (including affordable and accessible units), a variety of uses and the development of a great pedestrian realm, including natural surveillance, and sunlight and privacy provisions. The ARP provides more detail on the distribution of residential and commercial density, locations where more active uses should exist and provide guidance on development that is appropriately scaled for the neighbourhood (e.g. street wall heights).

Density and Bonus Density

Discussions around density looked at expanding the bonus density system for East Village to include additional items such as affordable housing and district energy. Similar to the discussion with industry, there was concern about having a fair and comprehensive system to acquire public amenity items in the Centre City. However, bonus density is currently subject to further evaluation at a broader scale for the developed areas and will be addressed separately from this project. The current East Village bonus density system will be maintained and the comments received through this engagement will be shared.

Open Space

Concerns were raised regarding the impact of development on the open space system, particularly sunlight preservation and mitigating impacts on the river corridor. General policies have been included in the Guidebook to address these concerns, with additional guidance in the ARP specific to development opportunities and impacts on the rivers and Fort Calgary.

Transportation

A number of concerns were raised for East Village with respect to current traffic flow, construction disruptions and access to new developments. While the Guidebook and ARP incorporated some comments, such as identifying potential locations of cyclist amenities and pedestrian priorities in East Village, many of these comments were operational and forwarded on to Transportation for consideration.

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APPENDIX IV

AMENDMENTS TO BYLAW 1P2007

1. The City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended:
 - (a) Delete subsections 13 (57.2) and (57.3) in their entirety.
 - (b) Delete subsection 27 (2) (a.2), (b), (e), (g), (j) and replace them respectively, with the following:
 - “(a.2) **Drinking Establishment – Medium** in the C-C1, C-COR1, C-COR2, CC-X, CC-COR, CC-EMU, CC-ET, or CC-EIR Districts.”
 - “(b) **Drinking Establishment – Small** in the M-H2, M-H3, C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, CC-X, CC-COR, CC-EMU, CC-ET, CC-EPR, or CC-EIR Districts.”
 - “(e) **Liquor Store** in the C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, CC-X, CC-COR, CC-ET, CC-EIR, CC-EMU, or CC-EPR Districts.”
 - “(g) **Outdoor Café** in the C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, I-R, S-R, CC-X, CC-COR, CC-ET, CC-EIR, CC-EMU, CC-EPR, CC-ERR, or CC-ER Districts or; CR20-C20/R20 District in the area indicated in Map 11.”
 - “(j) **Social Organization** in the C-N1, C-N2, C-C1, C-COR1, C-COR2, S-CI, CC-COR, CC-ET, CC-EMU, CC-EIR, CC-EPR, or CC-ERR Districts.”
 - (c) Delete subsection 65 (1) (a) and (b) and replace them with the following:
 - “(a) 7.5 metres in the C-N1, C-N2, C-C1, C-COR1, CC-ER, I-B and I-E Districts and in all **low density residential districts, multi-residential districts** and **special purpose districts**; and
 - (b) 12.0 metres in the CC-ET, CC-EIR, CC-EMU, CC-EPR, CC-ERR Districts and in all other **commercial** and **industrial districts**.”
 - (d) Delete subsection 81 (2) (b) and replace it with the following:
 - “(b) in all other districts, have a maximum **sign area** of 1.5 square metres.”
 - (e) Delete subsection 97 (3) and replace it with the following:

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- “(3) In the CC-ET and CC-EIR Districts, and all other **commercial** and in all **industrial districts**:
- (a) the maximum **sign area** of a **Freestanding Sign** is 14.0 square metres; and
 - (b) the maximum height of a **Freestanding Sign** is 9.0 metres.”
- (f) Delete subsection 97 (4) and replace it with the following:
- “(4) In the CC-EMU, CC-EPR, CC-ERR, CC-MH, CC-MHX, M-H1, M-H2, M-H3, M-X1 and M-X2 Districts where the **parcel** contains **commercial multi-residential uses**:
- (a) the maximum **sign area** of a **Freestanding Sign** is 7.0 square metres; and
 - (b) the maximum height of a **Freestanding Sign** is 6.0 metres.”
- (g) Delete subsection 102 (1) and (3) and replace it with the following:
- “(1) In the C-N1, C-N2, C-C1, CC-EIR, CC-EMU, CC-EPR, CC-MH, CC-MHX, M-H1, M-H2, M-H3, M-X1 and M-X2 Districts, the maximum **sign area** for a **Projecting Sign** is 2.3 square metres.”
- “(3) In CC-ET and in all other **commercial** and **industrial districts**, CR20-C20/R20 the maximum **sign area** for a **Projecting Sign** is 4.5 square metres.”
- (h) Insert a new subsection 225 (e.1) as follows:
- “(e.1) In all Centre City East Village Districts, **Liquor Stores** must not be located:
- (i) within 150.0 metres of a **parcel** that contains an **Emergency Shelter**, when measured from the closest point of a **Liquor Store** to the closest point of a **parcel** that contains an **Emergency Shelter**; and
 - (ii) on **parcels** north of 5 Avenue SE and west of 4 Street SE.”

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- (i) Delete Part 12 in its entirety and replace it with the following:

“PART 12: CENTRE CITY EAST VILLAGE DISTRICTS

Division 1: General Rules for Centre City East Village Districts

Building Height

1217 The minimum *building height* is 9.0 metres.

Building Orientation

1218 The main *public entrance* to a *building* must face the *property line* shared with a *street*.

Ground Floor Height

1219 The minimum height of the ground floor of a *building* is 4.0 metres as measured vertically from the floor to the ceiling.

At Grade Units

1220 A *use* or a *unit* with any portion of its floor area located on the floor closest to *grade* must have an individual, separate, direct access to *grade*.

Floor Plate Restrictions

1221 (1) In Centre City East Village Transition District:

- (a) each floor of a *building* located partially or wholly above 36.0 metres above *grade* has a maximum horizontal dimension of 60.0 metres within 6.0 metres of a *property line* shared with a *street*; and
- (b) each floor of a *building* located partially or wholly above 36.0 metres above *grade* has a maximum *floor plate area* of 930.0 square metres.

(2) In all other cases:

- (a) each floor of a *building* located partially or wholly above 25.0 metres above *grade* has a maximum horizontal dimension of 60.0 metres within 6.0 metres of a *property line* shared with a *street*; and
- (b) each floor of a *building* located partially or wholly above 36.0 metres above *grade* has a maximum *floor plate area* of 750.0 square metres.

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Street Walls

1222 (1) Where the **building height** within 6.0 metres of a **property line** shared with a **street** is greater than 25.0 metres and equal to or less than 50.0 metres, the **building** must provide two of the following features, not including **signs**, to distinguish the base of the **building** from the rest of the **building**:

- (a) **building** massing;
- (b) façade articulation;
- (c) textures;
- (d) **building** materials; or
- (e) a minimum horizontal separation of 2.0 metres from the façade of the podium which is shared with the **street** and portions of the **building** located above the podium.

(2) Where the **building height** within 6.0 metres of a **property line** shared with a **street** is greater than 50.0 metres, the **building** must provide:

- (a) a minimum horizontal separation of 2.0 metres from the façade of the podium which is shared with the **street** and portions of the **building** located above the podium; and
- (b) one of the following features, not including **signs**, to distinguish the base of the **building** from the rest of the **building**:
 - (i) **building** massing;
 - (ii) façade articulation;
 - (iii) textures; or
 - (iv) **building** materials.

(3) Unless otherwise referenced in subsection (4), the **building** features in subsection (1) or (2) must have:

- (a) a minimum height of 9.0 metres from **grade**; and
- (b) a maximum height of 18.0 metres from **grade**.

(4) Where the **building** is located in the Centre City East Village Transition District, the **building** features in subsection (1) or (2) must have:

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- (a) a minimum height of 9.0 metres from **grade**; and
 - (b) maximum height of 25.0 metres from **grade**.
- (5) Notwithstanding subsection (1), (2), (3) and (4), the **building** may rise directly from **grade** without a horizontal separation from the façade of the **building** provided the façade of the **building**, or a portion of the façade of the **building**:
 - (a) does not exceed 20.0 metres in length; and
 - (b) is set back a minimum of 2.0 metres and a maximum of 6.0 metres from any **property line** shared with a **street**.

Building Separation

1223 (1) In the Centre City East Village Transition District:

- (a) The façade of a **building** located above 25.0 metres from **grade** must provide a minimum horizontal separation of:
 - (i) 18.0 metres from the façade of any other **building** on the same **parcel**;
 - (ii) 9.0 metres from a **property line** shared with another **parcel**; and
 - (iii) 6.0 metres from a **property line** shared with a **lane**.
- (2) In all other cases:
 - (a) The façade of a **building** located above 25.0 metres from **grade** must provide a minimum horizontal separation of:
 - (i) 24.0 metres from the façade of any other **building** on the same **parcel**;
 - (ii) 12.0 metres from a **property line** shared with another **parcel**; and
 - (iii) 9.0 metres from a **property line** shared with a **lane**.
- (3) The façade of a **building** referenced in subsection (1) and (2) does not include **balconies**.

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Building Setback

- 1224** (1) Unless otherwise referenced in subsection (2), a **building** must not be located within 35.0 metres from the **top of bank** on the south side of the Bow River.
- (2) An **Outdoor Café**, when approved with another **use** in a **building** which was legally existing or approved prior to the effective date of this Bylaw, may project into the 35.0 metre separation referenced in subsection (1), for a distance not to exceed 5.0 metres from the existing façades.
- (3) Unless otherwise referenced in a District, the minimum **building setback** is 0.0 metres

Vehicle Access

- 1225** Where the **parcel** shares a **property line** with a **lane**, all vehicle access to the **parcel** must be from the **lane**.

Parcel Access

- 1226** All **developments** must comply with the access requirements of the *Controlled Street Bylaw*.

General Landscaped Area Rules

- 1227** (1) **Landscaped areas** must be provided in accordance with a landscape plan approved by the **Development Authority**.
- (2) A landscape plan for the entire **development** must be submitted as part of each **development permit** application, where changes are proposed to the **building** or **parcel**, and must show at least the following:
- (a) the existing and proposed topography;
 - (b) the existing vegetation and indicate whether it is to be retained or removed;
 - (c) the layout of berms, open space systems, pedestrian circulation, **retaining walls**, **screening**, slope of the land, **soft surfaced landscaped areas** and **hard surfaced landscaped areas**;
 - (d) the types, species, sizes and numbers of plant material and the types of **landscaped areas**; and
 - (e) details of the irrigation system.
- (3) The **landscaped areas** shown on the landscape plan, approved by the **Development Authority** must be maintained on the **parcel** for so long as the **development** exists.

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- (4) All ***soft surfaced landscaped areas*** must be irrigated by an underground irrigation system, unless a ***low water irrigation system*** is provided.

Low Water Irrigation System

- 1228 (1) When a ***low water irrigation system*** is provided, only trees and shrubs must be irrigated and the extent of water delivery must be confined to the tree and shrub area.
- (2) When a ***low water irrigation system*** is provided, trees and shrubs that have similar water consumption requirements must be grouped together.

Specific Rules for Landscaped Areas

- 1229 (1) A minimum of 30.0 per cent of the area of the ***parcel*** must be a ***landscaped area***.
- (2) Any part of the ***parcel*** used for motor vehicle access, ***motor vehicle parking stalls, loading stalls*** and garbage or recycling facilities must not be included in the calculation of a ***landscaped area***.
- (3) ***Landscaped area*** provided at ***grade*** or below 36.0 metres above ***grade*** may be credited towards the ***landscaped area*** requirement.

Additional Landscaping Requirements

- 1230 (1) Every ***building*** on a ***parcel*** must have at least one sidewalk connecting the ***public entrance*** to a public sidewalk, or in the case where there is no public sidewalk, to the nearest ***street***.
- (2) Where a ***building*** contains more than one ***use***, every ***use*** that has an exterior ***public entrance*** must either:
- (a) have a sidewalk connecting the ***public entrance*** to the sidewalk required by subsection (1); or
- (b) have a sidewalk connecting that ***public entrance*** to a public sidewalk.
- (3) Every ***building*** on a ***parcel*** must have at least one sidewalk connecting the parking area to the ***public entrances*** of the ***building***.
- (4) Where a sidewalk provided in satisfaction of this section is next to a portion of a ***building***, the sidewalk must extend along the entire length of that side of the ***building***.
- (5) Every sidewalk provided must:
- (a) be a ***hard surfaced landscaped area***;

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- (b) be a minimum width of 2.0 metres;
- (c) have different surfacing than the surfacing of the parking areas on the *parcel*; and
- (d) be raised above the surface of the parking area when located in a parking area.

Planting Requirements

- 1231 (1)** Any trees or shrubs provided in satisfaction of the *landscaped area* requirement must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.
- (2) A minimum of 25.0 per cent of all trees planted must be coniferous.
 - (3) Deciduous trees must have a minimum *calliper* of 50.0 millimetres and at least 50.0 per cent of the provided deciduous trees must have a minimum *calliper* of 75 millimetres at the time of planting.
 - (4) Coniferous trees must have a minimum height of 2.0 metres and at least 50.0 per cent of the provided coniferous trees must have a minimum of 3.0 metres in height at the time of planting.
 - (5) Shrubs must be a minimum height or spread of 0.6 metres at the time of planting.

Amenity Space

- 1232 (1)** The required minimum *amenity space* is 5.0 square metres per *unit*.
- (2) *Amenity space* may be provided as common *amenity space*, *private amenity space* or a combination of both.
 - (3) When the *private amenity space* provided is 5.0 square metres or less per *unit*, that specific area will be included to satisfy the *amenity space* requirement.
 - (4) When the *private amenity space* exceeds 5.0 square metres per *unit*, only 5.0 square metres per *unit* may be included to satisfy the *amenity space* requirement.
 - (5) *Private amenity space* must:
 - (a) be in the form of a *balcony*, *deck* or *patio*; and
 - (b) have no minimum dimensions of less than 2.0 metres.

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- (6) **Common amenity space:**
- (a) may be provided as **common amenity space – indoors** and as **common amenity space – outdoors**;
 - (b) must be accessible from all the **units**;
 - (c) must have a contiguous area of not less than 50.0 square metres with no dimension less than 6.0 metres; and
 - (d) may be located at or above **grade**.
- (7) A maximum of 50.0 per cent of the required **amenity space** may be provided as **common amenity space – indoors**.
- (8) **Common amenity space - outdoors:**
- (a) must provide a **balcony, deck or patio** and at least one of the following as permanent features:
 - (i) a barbeque; or
 - (ii) seating; and
 - (b) must be used in the calculation of the required **landscaped area** when located below 25.0 **36.0** metres above **grade**.

Motor Vehicle Parking Stall Requirements

- 1233 (1)** Except as otherwise provided in a district, for **development** containing **Dwelling Units** or **Live Work Units**, the minimum **motor vehicle parking stall** requirement:
- (a) for each **Dwelling Unit** or **Live Work Unit** is 0.75 stalls for resident parking;
 - (b) for each **Dwelling Unit** is 0.1 **visitor parking stalls** per **unit**; and
 - (c) for each **Live Work Unit** is 0.5 **visitor parking stalls** per **unit**.
- (2) Except as otherwise provided in a district, for **development** on **parcels** 0.4 hectares or less, the minimum **motor vehicle parking stall** requirement:
- (a) for an **Office**, when located on floors above the ground floor is:
 - (i) 1.0 stalls per 100.0 square metres of **gross usable floor area**; and

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- (ii) the cumulative number of stalls referenced in subsection (i) must be reduced by 0.75 stalls per 50.0 square metres of total **gross usable floor area** to a maximum reduction of 1.5 stalls;
 - (b) for a **Computer Games Facility, Convenience Food Store, Drinking Establishment – Medium, Drinking Establishment – Small, Information and Service Provider, Liquor Store, Outdoor Café, Pet Care Service, Print Centre, Restaurant: Food Service Only – Medium, Restaurant: Food Service Only – Small, Restaurant: Licensed – Medium, Restaurant: Licensed – Small or Retail and Consumer Service** when located on the ground floor of a **building** is:
 - (i) 1.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**; or
 - (ii) 0.0 **motor vehicle parking stalls** where:
 - (A) the **building** contains a **Dwelling Unit, Hotel, Live Work Unit, or Office** above the ground floor; or
 - (B) the **use area** of a **use** on the ground floor is 465.0 square metres or less; and
 - (c) for all other **uses** is the requirement referenced in Part 4.
- (3) Except as otherwise provided in a district, for **development** on **parcels** greater than 0.4 hectares, the minimum **motor vehicle parking stall** requirement:
 - (a) for an **Office**, when located on floors above the ground floor, is:
 - (i) 1.0 stalls per 100.0 square metres of **gross usable floor area**; and
 - (ii) the cumulative number of stalls referenced in subsection (i) must be reduced by 0.75 stalls per 50.0 square metres of total **gross usable floor area** to a maximum reduction of 1.5 stalls;
 - (b) for a **Retail and Consumer Service** is 4.0 stalls per 100.0 square metres of total **gross usable floor area** when located on floors above the ground floor;
 - (c) for a **Computer Games Facility, Convenience Food Store, Drinking Establishment – Medium, Drinking Establishment – Small, Information and Service Provider, Liquor Store, Outdoor Café, Restaurant: Food Service Only – Medium, Restaurant: Food Service**

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Only – Small, Restaurant: Licensed – Medium, Restaurant: Licensed – Small or Retail and Consumer Service when located on the ground floor of a **building** is:

- (i) 1.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**; or
- (ii) 0.0 **motor vehicle parking stalls** where:
 - (A) the **building** contains a **Dwelling Unit, Hotel, or Office** above the ground floor; or
 - (B) the **use area** of a **use** on the ground floor is 465.0 square metres or less; and
- (d) for all other **uses** is 3.5 stalls per 100.0 square metres of **gross usable floor area**.

Additional Motor Vehicle Parking Stall Requirements

- 1234 (1)** **Motor vehicle parking stalls** and **loading stalls** must not be located between a **building** and a **street**.
- (2)** A **Parking Lot – Grade** may only be allowed for short-stay parking of not more than four consecutive hours.

Exclusive Use of Motor Vehicle Parking Stalls

- 1235** **Motor vehicle parking stalls** required for **uses** must not be signed or in any way identified as being other than for the **use** of all users of the **parcel**.

Required Bicycle Parking Stalls

- 1236 (1)** The minimum number of **bicycle parking stalls – class 1** for:
- (a) each **Dwelling Unit** and **Live Work Unit** is:
 - (i) no requirement where the number of **units** is less than 20.0; and
 - (ii) 0.5 stalls per **unit** where the total number of **units** is 20.0 or more; and
 - (b) all other **uses** is the minimum requirement referenced in Part 4.
- (2)** There is no requirement for **bicycle parking stalls – class 2** for any **use**.

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Sunlight Preservation

- 1237 (1)** The following sunlight protection areas must not be placed in greater shadow by a **development** as measured on September 21, at the times and locations indicated for each area, than were already existing or approved on the date the **development permit** was applied for:
- (a) The Riverbank as measured 20.0 metres wide throughout abutting the top of the south bank of the Bow River, from 10:00 a.m. to 4:00 p.m., Mountain Daylight Time; and
 - (b) Fort Calgary as measured from the road right of way abutting 6 Street SE to 40.0 metres into the park from 10:00 a.m. to 3:00 p.m. Mountain Daylight Time and as measured from the road right of way abutting 9 Avenue SE to 20.0 metres into the park from 10:00 a.m. to 4:00 p.m. Mountain Daylight Time.

Visibility Setback

- 1238** **Buildings**, finished **grade** of a **parcel** and vegetation within a **corner visibility triangle** must not be located between 0.75 metres and 4.6 metres above the lowest elevation of the **street**.

Mechanical Screening

- 1239** Mechanical systems or equipment that are located outside of a **building** must be **screened**.

Garbage

- 1240** Garbage containers and waste material must be stored inside a **building** that contains another approved **use**.

Recycling Facilities

- 1241** Recycling facilities must be provided for every **building** containing **Dwelling Units** or **Office uses**.

Storage of Goods, Materials and Supplies

- 1242** All goods, materials and supplies associated with a **use** must be contained within a **building**.

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PART 12: CENTRE CITY EAST VILLAGE DISTRICTS
Division 2: Centre City East Village Transition District(CC-ET)

Purpose

1243 The Centre City East Village Transition District is intended to provide for:

- (a) an important transition between the higher **density** commercial and **Office uses** of the downtown core and the more residential character of East Village;
- (b) a mix of **uses** within the transition zone between Downtown and East Village;
- (c) **development** of higher **density** and larger **building** massing than the rest of the East Village Districts;
- (d) a greater variety of **Office**, discretionary commercial, institutional and residential **uses**; and
- (e) a **building** form that is **street** oriented at **grade**.

Permitted Uses

1244 (1) The following **uses** are **permitted uses** in the Centre City East Village Transition District:

- (a) **Accessory Residential Building;**
- (b) **Home Based Child Care – Class 1;**
- (c) **Home Occupation – Class 1;**
- (d) **Park;**
- (e) **Protective and Emergency Service;**
- (f) **Sign – Class A; and**
- (g) **Utilities.**

(2) The following **uses** are **permitted uses** in the Centre City East Village Transition District if they are located within existing approved **buildings**:

- (a) **Accessory Food Service;**
- (b) **Accessory Liquor Service;**
- (c) **Catering Service – Minor;**
- (d) **Convenience Food Store;**

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- (e) **Financial Institution;**
- (f) **Fitness Centre;**
- (g) **Information and Service Provider;**
- (h) **Instructional Facility;**
- (i) **Museum;**
- (j) **Pet Care Service;**
- (k) **Power Generation Facility – Small;**
- (l) **Print Centre;**
- (m) **Radio and Television Studio;**
- (n) **Restaurant: Food Service Only – Small;**
- (o) **Retail and Consumer Service;**
- (p) **Specialty Food Store; and**
- (q) **Take Out Food Service.**

Discretionary Uses

1245 (1) The following **uses** are **discretionary uses** in the Centre City East Village Transition District only if they were legally existing or approved prior to the effective date of this Bylaw:

- (a) **Parking Lot – Grade.**
- (2)** **Uses** listed in subsection 1244(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Centre City East Village Transition District.
- (3)** The following **uses** are **discretionary uses** in the Centre City East Village Transition District:
- (a) **Amusement Arcade;**
 - (b) **Artist's Studio;**
 - (c) **Assisted Living;**
 - (d) **Billiard Parlour;**
 - (e) **Brewery, Winery and Distillery;**
 - (f) **Child Care Service;**
 - (g) **Cinema;**
 - (h) **Community Entrance Feature;**

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- (i) **Community Recreation Facility;**
- (j) **Computer Games Facility;**
- (k) **Conference and Event Facility;**
- (l) **Counselling Service;**
- (m) **Drinking Establishment – Large;**
- (n) **Drinking Establishment – Medium;**
- (o) **Drinking Establishment – Small;**
- (p) **Dwelling Unit;**
- (q) **Food Kiosk;**
- (r) **General Industrial – Light;**
- (s) **Health Services Laboratory – With Clients;**
- (t) **Home Occupation – Class 2;**
- (u) **Hotel;**
- (v) **Indoor Recreation Facility;**
- (w) **Library;**
- (x) **Liquor Store;**
- (y) **Live Work Unit;**
- (z) **Market;**
- (aa) **Market – Minor;**
- (bb) **Medical Clinic;**
- (cc) **Medical Marihuana Counselling;**
- (dd) **Office;**
- (ee) **Outdoor Café;**
- (ff) **Parking Lot – Grade (temporary);**
- (gg) **Parking Lot – Structure;**
- (hh) **Payday Loan;**
- (ii) **Performing Arts Centre;**
- (jj) **Place of Worship – Small;**
- (kk) **Post-secondary Learning Institution;**
- (ll) **Residential Care;**
- (mm) **Restaurant: Food Service Only – Large;**

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- (nn) **Restaurant: Food Service Only – Medium;**
- (oo) **Restaurant: Licensed – Large;**
- (pp) **Restaurant: Licensed – Medium;**
- (qq) **Restaurant: Licensed – Small;**
- (rr) **School – Private;**
- (ss) **School Authority – School;**
- (tt) **Seasonal Sales Area;**
- (uu) **Service Organization;**
- (vv) **Sign – Class B;**
- (ww) **Sign – Class C;**
- (xx) **Sign – Class D;**
- (yy) **Sign – Class E;**
- (zz) **Social Organization;**
- (aaa) **Special Function – Class 2;**
- (bbb) **Supermarket;**
- (ccc) **Utility Building; and**
- (ddd) **Veterinary Clinic.**

Rules

1246 In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Centre City East Village Districts referenced in Part 12, Division 1;
- (b) the **the** Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

Density

1247 (1) The maximum **floor area ratio** is 7.0.

(2) In this section, for the purpose of calculating **floor area ratio**:

- (a) the **gross floor area** for the following **uses** must be excluded from the calculation to a maximum cumulative **floor area ratio** of 1.0:
 - (i) **Child Care Service;**

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- (ii) **Community Recreation Facility;**
- (iii) **Conference and Event Facility;**
- (iv) **Indoor Recreation Facility;**
- (v) **Library;**
- (vi) **Museum;**
- (vii) **Performing Arts Centre;**
- (viii) **Place of Worship – Small;**
- (ix) **Protective and Emergency Service;**
- (x) **School – Private;**
- (xi) **School – Authority – School;**
- (xii) **Service Organization;**
- (xiii) **Social Organization; and**
- (xiv) **Utilities; and**

(b) the following must be excluded from the calculation of **floor area ratio**:

- (i) the total **gross floor area** of a **Post-secondary Learning Institution**, to a maximum of 3.0 **floor area ratio**; and
- (ii) the total **gross floor area** transferred from a designated Municipal Historic Resource pursuant to the *Historical Resources Act* to a maximum of 3.0 **floor area ratio**.

Use Area

- 1248 (1)** Unless otherwise referenced in subsections (2), (3), (4) and (5), the maximum **use area** for **uses** on the ground floor of a **building** is 1200.0 square metres.
- (2)** The maximum **use area** for **uses** on the ground floor is 465.0 square metres for the following **uses**:
- (a) **Drinking Establishment – Large;**
 - (b) **Restaurant: Food Service Only – Large; and**
 - (c) **Restaurant: Licensed – Large.**
- (3)** The maximum **use area** for **uses** on the ground floor of a **building** is 200.0 square metres for the following **uses**:
- (a) **Health Services Laboratory – With Clients; and**
 - (b) **Medical Clinic.**

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- (4) There is no maximum **use area** requirement for the following **uses**:
- (a) **Supermarket**; and
 - (b) **Retail and Consumer Service**.
- (5) There is no maximum **use area** for **uses** located within **buildings** designated as a Municipal Historic Resource pursuant to the Historical Resources Act.

Motor Vehicle Parking Stalls

1249 (1) The following **uses** do not require **motor vehicle parking stalls**:

- (a) **Cinema**;
 - (b) **Drinking Establishment – Large**;
 - (c) **Drinking Establishment – Medium**;
 - (d) **Drinking Establishment – Small**;
 - (e) **Restaurant: Food Service Only – Large**;
 - (f) **Restaurant: Food Service Only – Medium**;
 - (g) **Restaurant: Food Service Only – Small**;
 - (h) **Restaurant: Licensed – Large**;
 - (i) **Restaurant: Licensed – Medium**;
 - (j) **Restaurant: Licensed – Small**;
 - (k) **Restaurant: Neighbourhood**; and
 - (l) **Performing Arts Centre**.
- (2) The minimum number of required **motor vehicle parking stalls** for **Office** is 1.0 stall per 150.0 square metres of **gross usable floor area**.
- (3) For **Dwelling Units** or **Live Work Units**:
- (a) the minimum **motor vehicle parking stall** requirement is 0.5 stalls per **unit**;
 - (b) the maximum **motor vehicle parking stall** that may be provided is 1.0 stalls per **unit**; and
 - (c) the **visitor parking stall** requirement is 0.1 stall per **unit**.
- (4) For all other **uses** is the requirement referenced in Part 4.

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Restricted Parking Area

- 1250 (1)** The required **motor vehicle parking stalls** for **developments** located within the Restricted Parking Area, as identified on Map 13, is:
- (a) 50.0 per cent of the required stalls referenced in Section 1249; or
 - (b) the **motor vehicle parking stall** requirement referenced in Section 1249 where:
 - (i) the **development** has a **floor area ratio** less than or equal to 3.0 when located on a **parcel** equal to or less than 1812.0 square metres;
 - (ii) the stalls are required for **Assisted Living** units, **Dwelling Units**, **Hotel** guest rooms or **Live Work Units**, including **visitor parking stalls**; or
 - (iii) a **development** has been approved for a cumulative 9300.0 square metres or greater of **gross usable floor area** for **uses** contained in the Sales Group of Schedule A to this Bylaw.
- (2)** A cash-in-lieu payment for the difference between the total number of **motor vehicle parking stalls** required in Section 1249 and the number of stalls allowed for in subsection (1)(a) must be provided.
- (3)** Payments made under subsection (2) must be in accordance with **Council's** policy and calculated at the rate per **motor vehicle parking stall** established by **Council** at the time the payment is made.

Short Stay Parking Stalls

- 1251 (1)** The number of **motor vehicle parking stalls** allowed for in Section 1249 or 1250, whichever applies, may be increased to provide **parking area – short stay** stalls under one of the following options when the **parcel** is located in an area identified in Map 14:
- (a) up to a total of 10.0 additional **motor vehicle parking stalls** where such stalls are:
 - (i) located in a portion of the **development** approved for use as a **parking area – short stay**;
 - (ii) included in a parking area which is operated as part of a **scramble parking** arrangement that is open to the public; and

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- (iii) prominently signed at the **street** level indicating the availability and conditions of **use** of such stalls; or
 - (b) more than 10.0 additional **motor vehicle parking stalls**, to a maximum of 25.0 per cent of the number of stalls required in section 1249 or 125.0 stalls, whichever is less, where such stalls are:
 - (i) located in a portion of the **development** approved for **use** as a **parking area – short stay**;
 - (ii) identified through appropriate signage, as **parking area – short stay** stalls;
 - (iii) prominently signed at the **street** level indicating the availability and conditions of **use** of such stalls; and
 - (iv) adjacent to a road network that the **Development Authority** has determined is capable of handling the added vehicle movements associated with the additional stalls.
- (2) When approving a **development permit** incorporating **parking area – short stay** stalls provided for in subsection (1)(b), the **Development Authority** must impose conditions, including, but not limited to, requiring the applicant to enter into a Special Development Agreement with The City which must include provision for:
 - (a) the mechanism by which the **development** will be managed to ensure the operation of stalls as **parking area – short stay** stalls available to the public, at minimum, from 7.00 a.m. until 11:00 p.m. Mountain Standard Time seven days a week; and
 - (b) an operating arrangement with the Calgary Parking Authority for the purpose of ensuring unrestricted public access to the stalls and establishing a mechanism to monitor and enforce the operation of the stalls as **parking area – short stay**.

Parking Stall Transfer from Municipal Historic Resource Sites

- 1252 (1)** A **transferring parcel** within the Restricted Parking Area as identified in Map 13 may transfer to a **receiving parcel** in the Restricted Parking Area **motor vehicle parking stalls** which have not already been provided on the **transferring parcel**, where:
- (a) the **transferring parcel** is designated as a Municipal Historic Resource pursuant to the *Historical Resources Act* by a Bylaw approved by **Council**;

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- (b) the additional stalls being transferred do not exceed 20.0 per cent of the number of stalls the **development** is allowed on the **receiving parcel** in Section 1249; and
 - (c) the additional stalls provided on the **receiving parcel** are adjacent to a road network that the **Development Authority** has determined is capable of handling the added vehicle movements associated with the additional stalls.
- (2) A maximum of 100.0 per cent of the potential **motor vehicle parking stalls** available on the **transferring parcel**, as determined in Section 1252(4), may be transferred to a **receiving parcel**.
- (3) **Motor vehicle parking stalls** transferred to a **receiving parcel** under this section must not be provided on the **transferring parcel**.
- (4) The number of **motor vehicle parking stalls** which may be transferred to a **receiving parcel** in accordance with subsection (1) is determined by:
 - (a) calculating the amount of **gross usable floor area** that could be built on the **transferring parcel** designated as Municipal Historic Resource at a **floor area ratio** of 7.0;
 - (b) using the **gross usable floor area** in subsection (a), calculate the potential number of **motor vehicle parking stalls** on the **transferring parcel** at a rate of 0.7 stalls per 100 square metres of **gross usable floor area**;
 - (c) using the potential number of **motor vehicle parking stalls** in subsection (b), apply one of the following percentages based on the categorization of the **transferring parcel** on the **City's** Inventory of Evaluated Historic Resources;
 - (i) City-Wide Historic Resource – 50.0 per cent;
 - (ii) Community Historic Resource – 25.0 per cent; and
 - (d) subtracting from the resulting number of **motor vehicle parking stalls** in subsection (b) the number of **motor vehicle parking stalls** that currently exist on the **transferring parcel**.

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PART 12: CENTRE CITY EAST VILLAGE DISTRICTS

Division 3: Centre City East Village Integrated Residential District (CC-EIR)

Purpose

1253 The Centre City East Village Integrated Residential District is intended to provide for:

- (a) a mixed **use** area that integrates residential **uses** with a broad range of commercial, cultural and entertainment **uses**;
- (b) commercial **uses** located on the ground floor; and
- (c) a **building** form that is **street** oriented at **grade**.

Permitted Uses

1254 (1) The following **uses** are **permitted uses** in the Centre City East Village Integrated Residential District:

- (a) **Accessory Residential Building;**
- (b) **Home Based Child Care – Class 1;**
- (c) **Home Occupation – Class 1;**
- (d) **Park;**
- (e) **Protective and Emergency Service;**
- (f) **Sign – Class A; and**
- (g) **Utilities.**

(2) The following **uses** are **permitted uses** in the Centre City East Village Integrated Residential District if they are located within existing approved **buildings**:

- (a) **Accessory Food Service;**
- (b) **Accessory Liquor Service;**
- (c) **Convenience Food Store;**
- (d) **Financial Institution;**
- (e) **Fitness Centre;**
- (f) **Information and Service Provider;**
- (g) **Instructional Facility;**
- (h) **Museum;**
- (i) **Pet Care Service;**
- (j) **Power Generation Facility – Small;**

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- (k) **Print Centre;**
- (l) **Radio and Television Studio;**
- (m) **Restaurant: Food Service Only – Small;**
- (n) **Retail and Consumer Service;**
- (o) **Specialty Food Store;** and
- (p) **Take Out Food Service.**

Discretionary Uses

1255 (1) The following **uses** are **discretionary uses** in the Centre City East Village Integrated Residential District only if they were legally existing or approved prior to the effective date of this Bylaw:

- (a) **Parking Lot – Grade.**
- (2)** **Uses** listed in subsection 1254(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Centre City East Village Integrated Residential District.
- (3)** The following **uses** are **discretionary uses** in the Centre City East Village Integrated Residential District:
- (a) **Amusement Arcade;**
 - (b) **Artist’s Studio;**
 - (c) **Assisted Living;**
 - (d) **Billiard Parlour;**
 - (e) **Brewery, Winery and Distillery;**
 - (f) **Child Care Service;**
 - (g) **Cinema;**
 - (h) **Community Entrance Feature;**
 - (i) **Community Recreation Facility;**
 - (j) **Conference and Event Facility;**
 - (k) **Counselling Service;**
 - (l) **Dinner Theatre;**
 - (m) **Drinking Establishment – Large;**
 - (n) **Drinking Establishment – Medium;**
 - (o) **Drinking Establishment – Small;**

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- (p) Dwelling Unit;
- (q) Food Kiosk;
- (r) Health Services Laboratory – With Clients;
- (s) Home Occupation – Class 2;
- (t) Hotel;
- (u) Indoor Recreation Facility;
- (v) Library;
- (w) Liquor Store;
- (x) Live Work Unit;
- (y) Market – Minor;
- (z) Medical Clinic;
- (aa) Medical Marihuana Counselling;
- (bb) Night Club;
- (cc) Office;
- (dd) Outdoor Café;
- (ee) Parking Lot – Grade (Temporary);
- (ff) Parking Lot – Structure;
- (gg) Payday Loan;
- (hh) Performing Arts Centre;
- (ii) Place of Worship – Small;
- (jj) Post-secondary Learning Institution;
- (kk) Residential Care;
- (ll) Restaurant: Food Service Only – Large;
- (mm) Restaurant: Food Service Only – Medium;
- (nn) Restaurant: Licensed – Large;
- (oo) Restaurant: Licensed – Medium;
- (pp) Restaurant: Licensed – Small;
- (qq) Restaurant: Neighbourhood;
- (rr) Seasonal Sales Area;
- (ss) Service Organization;
- (tt) School - Private;

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- (uu) **School Authority – School;**
- (vv) **Sign – Class B;**
- (ww) **Sign – Class C;**
- (xx) **Sign – Class D;**
- (yy) **Sign – Class E;**
- (zz) **Social Organization;**
- (aaa) **Special Function – Class 2;**
- (bbb) **Supermarket; and**
- (ccc) **Utility Building.**

Rules

1256 In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Centre City East Village Districts referenced in Part 12, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

Density

1257 (1) The maximum **floor area ratio** for development is 7.0.

(2) In this section, for the purpose of calculating **floor area ratio**:

- (a) the following **uses** must be excluded from the calculation to a maximum cumulative **floor area ratio** of 1.0:
 - (i) **Child Care Service;**
 - (ii) **Community Recreation Facility;**
 - (iii) **Conference and Event Facility;**
 - (iv) **Indoor Recreation Facility;**
 - (v) **Library;**
 - (vi) **Museum;**
 - (vii) **Performing Arts Centre;**
 - (viii) **Place of Worship – Small;**
 - (ix) **Protective and Emergency Service;**
 - (x) **School – Private;**

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- (xi) **School Authority – School;**
 - (xii) **Service Organization;**
 - (xiii) **Social Organization;** and
 - (xiv) **Utilities;** and
- (b) the following must be excluded from the calculation of ***floor area ratio***:
- (i) the total ***gross floor area*** of a **Post-secondary Learning Institution** to a maximum of 3.0 ***floor area ratio***; and
 - (ii) the total ***gross floor area*** transferred from a designated Municipal Historic Resource pursuant to the *Historical Resources Act* to a maximum of 3.0 ***floor area ratio***.

Use Area

- 1258 (1)** Unless otherwise referenced in subsection (2) and (3) the maximum ***use area*** for ***uses*** on the ground floor of a ***building*** is 465.0 square metres.
- (2)** The maximum ***use area*** for ***uses*** on the ground floor of a ***building*** is 200.0 square metres for the following ***uses***:
- (a) **Health Services Laboratory – With Clients;** and
 - (b) **Medical Clinic.**
- (3)** The maximum ***use area*** of a **Night Club** is 300.0 square metres where located on the ground floor of a ***building***.

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PART 12: CENTRE CITY EAST VILLAGE DISTRICTS
Division 4: Centre City East Village Mixed Use District(CC-EMU)

Purpose

1259 The Centre City East Village Mixed Use District is intended to provide for:

- (a) a mixed-use area that integrates residential **uses** with a range of commercial **uses**, local services and amenities; and
- (b) a **building** form that is **street** oriented at **grade**.

Permitted Uses

1260 (1) The following **uses** are **permitted uses** in the Centre City East Village Mixed Use District:

- (a) **Accessory Residential Building;**
- (b) **Home Based Child Care – Class 1;**
- (c) **Home Occupation – Class 1;**
- (d) **Park;**
- (e) **Protective and Emergency Service;**
- (f) **Sign – Class A ; and**
- (g) **Utilities.**

(2) The following **uses** are **permitted uses** in the Centre City East Village Mixed Use District if they are located within existing approved **buildings**:

- (a) **Accessory Food Service;**
- (b) **Accessory Liquor Service;**
- (c) **Convenience Food Store;**
- (d) **Financial Institution;**
- (e) **Fitness Centre;**
- (f) **Information and Service Provider;**
- (g) **Instructional Facility;**
- (h) **Museum;**
- (i) **Pet Care Service;**
- (j) **Power Generation Facility – Small;**
- (k) **Print Centre;**

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- (l) **Restaurant: Food Service Only – Small;**
- (m) **Retail and Consumer Service;**
- (n) **Specialty Food Store;** and
- (o) **Take Out Food Service.**

Discretionary Uses

1261 (1) The following *uses* are **discretionary uses** in the Centre City East Village Mixed Use District only if they were legally existing or approved prior to the effective date of this Bylaw:

- (a) **Parking Lot – Grade.**
- (2)** *Uses* listed in subsection 1260(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Centre City East Village Mixed Use District.
- (3)** The following *uses* are **discretionary uses** in the Centre City East Village Mixed Use District:
- (a) **Artist's Studio;**
 - (b) **Assisted Living;**
 - (c) **Brewery, Winery and Distillery;**
 - (d) **Child Care Service;**
 - (e) **Community Entrance Feature;**
 - (f) **Community Recreation Facility;**
 - (g) **Counselling Service;**
 - (h) **Drinking Establishment – Medium;**
 - (i) **Drinking Establishment – Small;**
 - (j) **Dwelling Unit;**
 - (k) **Home Occupation – Class 2;**
 - (l) **Hotel;**
 - (m) **Indoor Recreation Facility;**
 - (n) **Liquor Store;**
 - (o) **Live Work Unit;**
 - (p) **Market – Minor;**
 - (q) **Medical Clinic;**

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- (r) Medical Marihuanna Counselling;
- (s) Office;
- (t) Outdoor Café;
- (u) Payday Loan;
- (v) Place of Worship – Small;
- (w) Post-secondary Learning Institution;
- (x) Residential Care;
- (y) Restaurant: Food Service Only – Medium;
- (z) Restaurant: Licensed – Medium;
- (aa) Restaurant: Licensed – Small;
- (bb) Restaurant: Neighbourhood;
- (cc) School – Private;
- (dd) School Authority – School;
- (ee) Seasonal Sales Area;
- (ff) Service Organization;
- (gg) Sign – Class B;
- (hh) Sign – Class C;
- (ii) Sign – Class D;
- (jj) Sign – Class E;
- (kk) Social Organization;
- (ll) Special Function – Class 2;
- (mm) Utility Building; and
- (nn) Veterinary Clinic.

- (4) The following **uses** are additional **discretionary uses** when located within **buildings** designated as a Municipal Historic Resource pursuant to the *Historical Resources Act*:

- (a) Restaurant: Food Service Only – Large; and
- (b) Restaurant: Licensed – Large.

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Rules

1262 In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Centre City East Village Districts referenced in Part 12, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

Density

1263 (1) The maximum **floor area ratio** for **development** is 6.65.

(2) In this section, for the purpose of calculating **floor area ratio**:

- (a) the **gross floor area** for the following **uses** must be excluded from the calculation to a maximum cumulative **floor area ratio** of 1.0:
 - (i) **Child Care Service;**
 - (ii) **Community Entrance Feature;**
 - (iii) **Community Recreation Facility;**
 - (iv) **Indoor Recreation Facility;**
 - (v) **Museum;**
 - (vi) **Place of Worship – Small;**
 - (vii) **Post-secondary Learning Institution;**
 - (viii) **Protective and Emergency Service;**
 - (ix) **School – Private;**
 - (x) **School Authority – School;**
 - (xi) **Service Organization;**
 - (xii) **Social Organization; and**
 - (xiii) **Utilities; and**
- (b) the total **gross floor area** transferred from a designated Municipal Historic Resource pursuant to the *Historical Resources Act*, must be excluded from the calculation of **floor area ratio** to a maximum of 3.0 **floor area ratio**.

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Use Area

- 1264 (1)** Unless otherwise referenced in subsection (2), the maximum **use area** for **uses** on the ground floor of a **building** is 465.0 square metres.
- (2)** The maximum **use area** for a **Medical Clinic** is 200.0 square metres where located on the ground floor of a **building**.

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PART 12: CENTRE CITY EAST VILLAGE DISTRICTS

Division 5: Centre City East Village Primary Residential District (CC-EPR)

Purpose

1265 The Centre City East Village Primarily Residential District is intended to provide for:

- (a) a mainly residential area with a limited range of support commercial **uses** and local amenities;
- (b) commercial **uses** that are developed as part of a comprehensive residential mixed **use development**; and
- (c) a **building** form that is **street** oriented at **grade**.

Permitted Uses

1266 (1) The following **uses** are **permitted uses** in the Centre City East Village Primarily Residential District:

- (a) **Accessory Residential Building;**
- (b) **Home Based Child Care – Class 1;**
- (c) **Home Occupation – Class 1;**
- (d) **Park;**
- (e) **Protective and Emergency Service;**
- (f) **Sign – Class A; and**
- (g) **Utilities.**

(2) The following **uses** are **permitted uses** in the Centre City East Village Primarily Residential District if they are located within existing approved **buildings**:

- (a) **Accessory Food Service;**
- (b) **Convenience Food Store;**
- (c) **Financial Institution;**
- (d) **Fitness Centre;**
- (e) **Information and Service Provider;**
- (f) **Pet Care Service;**
- (g) **Power Generation Facility – Small;**
- (h) **Print Centre;**
- (i) **Restaurant: Food Service Only – Small;**

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- (j) **Retail and Consumer Service;**
- (k) **Specialty Food Store;** and
- (l) **Take Out Food Service.**

Discretionary Uses

1267 (1) The following **uses** are **discretionary uses** in the Centre City East Village Primarily Residential District only if they were legally existing or approved prior to the effective date of this Bylaw:

- (a) **Parking Lot – Grade.**
- (2)** **Uses** listed in subsection 1266(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Centre City East Village Primarily Residential District.
- (3)** The following **uses** are **discretionary uses** in the Centre City East Village Primarily Residential District:
- (a) **Accessory Liquor Service;**
 - (b) **Artist's Studio;**
 - (c) **Assisted Living;**
 - (d) **Child Care Service;**
 - (e) **Community Entrance Feature;**
 - (f) **Community Recreation Facility;**
 - (g) **Counselling Service;**
 - (h) **Drinking Establishment – Small;**
 - (i) **Dwelling Unit;**
 - (j) **Food Kiosk;**
 - (k) **Home Occupation – Class 2;**
 - (l) **Hotel;**
 - (m) **Indoor Recreation Facility;**
 - (n) **Instructional Facility;**
 - (o) **Liquor Store;**
 - (p) **Live Work Unit;**
 - (q) **Market – Minor;**
 - (r) **Medical Clinic;**

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- (s) Medical Marihuana Counselling;
- (t) Office;
- (u) Outdoor Café;
- (v) Outdoor Recreation Area;
- (w) Payday Loan;
- (x) Place of Worship – Small;
- (y) Residential Care;
- (z) Restaurant: Licensed – Small;
- (aa) Restaurant: Neighbourhood;
- (bb) School – Private;
- (cc) School Authority – School;
- (dd) Seasonal Sales Area;
- (ee) Service Organization;
- (ff) Sign – Class B;
- (gg) Sign – Class C;
- (hh) Sign – Class D;
- (ii) Sign – Class E;
- (jj) Social Organization;
- (kk) Special Function – Class 2; and
- (ll) Utility Building.

Rules

1268 In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Centre City East Village Districts referenced in Part 12, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

Density

1269 (1) The maximum **floor area ratio** for **development** is 6.65.

(2) In this section, for the purpose of calculating **floor area ratio**:

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- (a) the **gross floor area** for the following **uses** must be excluded from the calculation to a maximum cumulative **floor area ratio** of 1.0:
- (i) **Child Care Service;**
 - (ii) **Community Recreation Facility;**
 - (iii) **Indoor Recreation Facility;**
 - (iv) **Place of Worship – Small;**
 - (v) **Protective and Emergency Service;**
 - (vi) **School – Private;**
 - (vii) **School Authority – School;**
 - (viii) **Service Organization;**
 - (ix) **Social Organization;** and
 - (x) **Utilities;** and
- (b) the total **gross floor area** transferred from a designated Municipal Historic Resource pursuant to the *Historical Resources Act* must be excluded from the calculation of **floor area ratio** to a maximum of 3.0 **floor area ratio**.

Use Area

- 1270 (1)** Unless otherwise referenced in subsection (2), the maximum **use area** for **uses** on the ground floor of a **building** is 465.0 square metres.
- (2)** The maximum **use area** of a **Medical Clinic** is 200.0 square metres where located on the ground floor of a **building**.

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PART 12: CENTRE CITY EAST VILLAGE DISTRICTS

Division 6: Centre City East Village River Residential District (CC-ERR)

Purpose

1271 The Centre City East Village River Residential District is intended to provide for:

- (a) a signature site with high visibility and direct riverfront views;
- (b) mainly residential **uses** with support commercial **uses**;
- (c) active commercial **uses** located on the ground floor of a **building**; and
- (d) a **building** form that is street oriented at **grade**.

Permitted Uses

1272 The following **uses** are **permitted uses** in the Centre City East Village River Residential District:

- (a) **Accessory Residential Building;**
- (b) **Home Based Child Care – Class 1;**
- (c) **Home Occupation – Class 1;**
- (d) **Park;**
- (e) **Protective and Emergency Service;**
- (f) **Sign – Class A; and**
- (g) **Utilities.**

Discretionary Uses

1273 (1) The following **uses** are **discretionary uses** in the Centre City East Village River Residential District:

- (a) **Brewery, Winery and Distillery;**
- (b) **Child Care Service;**
- (c) **Community Recreation Facility;**
- (d) **Dwelling Unit;**
- (e) **Home Occupation – Class 2;**
- (f) **Hotel;**
- (g) **Indoor Recreation Facility;**
- (h) **Market – Minor;**

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- (i) **Outdoor Café;**
- (j) **Power Generation Facility – Small;**
- (k) **Restaurant: Food Service Only – Medium;**
- (l) **Restaurant: Food Service Only – Small;**
- (m) **Restaurant: Licensed – Medium;**
- (n) **Restaurant: Licensed – Small;**
- (o) **Restaurant: Neighbourhood;**
- (p) **Retail and Consumer Service;**
- (q) **Seasonal Sales Area;**
- (r) **Sign – Class B;**
- (s) **Sign – Class C;**
- (t) **Sign – Class D;**
- (u) **Sign – Class E;**
- (v) **Social Organization; and**
- (w) **Special Function – Class 2.**

Rules

1274 (1) In addition to the rules in this District, all **uses** in this District must comply with:

- (a) The General Rules for Centre City East Village Districts referenced in Part 12, Division 1;
- (b) The Rules Governing All Districts referenced in Part 3; and
- (c) The applicable Uses and Use Rules referenced in Part 4.

Density

1275 (1) The maximum **floor area ratio** is 5.0.

(2) In this section, for the purpose of calculating **floor area ratio**:

- (a) the following **uses** must be excluded from the calculation to a maximum cumulative **floor area ratio** of 1.0:
 - (i) **Child Care Service;**
 - (ii) **Protective and Emergency Service;**
 - (iii) **Social Organization; and**

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(iv) **Utilities;** and

- (b) the total **gross floor area** transferred from a designated Municipal Historic Resource pursuant to the *Historical Resources Act*, must be excluded from the calculation of **floor area ratio** to a maximum of 3.0 **floor area ratio**.

Use Area

1276 The maximum **use area** for **uses** on the ground floor of a **building** is 465.0 square metres.

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PART 12: CENTRE CITY EAST VILLAGE DISTRICTS
Division 7: Centre City East Village Recreational District (CC-ER)

Purpose

1277 The Centre City East Village Recreational District is intended to be characterized by:

- (a) a multi-use plaza for informal and formal public activities;
- (b) **building** design consistent with the form, character and aesthetic quality of the open space immediately adjacent to the Bow River;
- (c) a small amount of low intensity commercial **uses**; and
- (d) a range of low intensity, seasonal **uses**.

Permitted Uses

1278 The following **uses** are **permitted uses** in the Centre City East Village Recreational District:

- (a) **Park**;
- (b) **Protective and Emergency Service**; and
- (c) **Utilities**.

Discretionary Uses

1279 The following **uses** are **discretionary uses** in the Centre City East Village Recreational District:

- (a) **Community Entrance Feature**;
- (b) **Food Kiosk**;
- (c) **Market**;
- (d) **Outdoor Café**;
- (e) **Power Generation Facility – Small**;
- (f) **Restaurant: Food Service Only – Small**;
- (g) **Restaurant: Licensed – Small**;
- (h) **Sign – Class A**;
- (i) **Sign – Class B**;
- (j) **Sign – Class D**;
- (k) **Sign – Class E**;
- (l) **Special Function – Class 2**;

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- (m) **Take Out Food Service**; and
- (n) **Utility Building**.

Rules

1280 In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Centre City East Village Districts referenced in Part 12, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses and Use Rules referenced in Part 4.

Building Design

1281 (1) The **parcel** located north of 7 Avenue S.E., south of 6 Avenue S.E. and between 4 Street S.E. and Riverfront Lane S.E. is allowed a maximum of one **building** with:

- (a) a maximum **gross floor area** of 100.0 square metres; and
- (b) a maximum **building height** of 10.0 metres, not to exceed one **storey**.

1282 *Deleted*

1283 *Deleted*

1284 *Deleted*

1285 *Deleted*

1286 *Deleted*

1287 *Deleted*

1288 *Deleted*

1289 *Deleted*

1290 *Deleted*

1291 *Deleted*

1292 *Deleted*

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1293 *Deleted”*

2. This Bylaw comes into force on 2017 March 27.

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APPENDIX V
LETTERS OF SUPPORT

FRAM BUILDING GROUP

FS EAST VILLAGE DEVELOPMENT INC.
422 11th Avenue SE, Suite 112, CALGARY, ALBERTA T2G 0Y4

Monday, January 16, 2017

City of Calgary
Community Planning
Planning & Development
Calgary, Alberta
T2P 2M5

Dear Juliet Pitts :

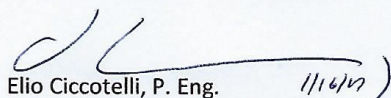
RE: Planning Commission Meeting Jan. 26 – East Village Land Use Update

Please accept this letter as our formal support for the recommendation of approval for the updated East Village Redevelopment Land Use Bylaw 1P2007 at the January 26th CPC meeting.

We have been pleased to work with Juliet and the City team during this review and updating process and continue to look forward to Fram's involvement in helping to create the designs envisioned in the East Village plans.

As always, if you have any questions, please feel free to call me to discuss..

Yours Truly
FS EAST VILLAGE DEVELOPMENT INC.


Elio Ciccotelli, P. Eng. 1/16/17)
General Manager - Calgary

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January 4, 2017

Ms. Juliet Pitts
Senior Planner, Centre West Area
Community Planning
Planning and Development
The City of Calgary - #8075
P.O. Box 2100, Str. M
Calgary, AB T2P 2M5

Dear Ms. Pitts,

Re: East Village – Proposed Land-use By-Law Amendments

Thank you for the opportunity to review and comment on the East Village – Proposed Land-Use By-Law Amendments.

Fort Calgary was included in this process and supports the proposed Land-Use By-Law amendments. Fort Calgary understands that this will impact the shadow lines on 6th St. S.E. edge. This edge is a critical interface between Fort Calgary and East Village and do not anticipate any negative impacts.

Thank you for including Fort Calgary in the process.

Yours truly,

Sara-Jane Gruetzner
President & CEO

Contact Us

Sara-Jane Gruetzner
403 290 1875 ext. 225
sgruetzner@fortcalgary.com

Fort Calgary Preservation Society

P.O. Box 2100, Station M (#106)
Calgary, Alberta, Canada
T2P 2M5

Charitable Number:
11892 7870 RR0001
fortcalgary.com

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APPENDIX VI



January 23, 2017

Juliet Pitts, Senior Planner
700 Macleod Trail SE
Calgary, AB, Canada T2P 2M5

Dear Juliet Pitts:

Calgary Municipal Land Corporation (CMLC) would like to submit a letter of support for the proposed East Village Land Use amendment update.

In 2007, City Council created CMLC to realize the Rivers District Community Revitalization Plan—a public infrastructure program to revitalize and kick start redevelopment in Calgary's East Village. The East Village Masterplan, a council endorsed document, describes the neighbourhood as an inclusive community with a diverse population, mix of dwelling units, mix of commercial and residential land uses, high quality public realm, innovative architecture and sustainable design. To date, CMLC's \$357 million investment in the East Village Masterplan has attracted more than \$2.6 billion of planned development to the neighbourhood.

During the East Village Area Redevelopment Plan rewrite, the City began work on updating the East Village land use districts in Land Use Bylaw, 1P2007. During this time, the City actively engaged CMLC in their rewrite and update process. CMLC is supportive of the land use updates and believes they will effectively implement the new proposed East Village Area Redevelopment Plan.

Yours truly,



Kate Thompson, Architect, AAA, MRAIC
Vice President, Projects
Calgary Municipal Land Corporation

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East Village Neighbourhood Association

536 9th Avenue SE
Calgary, Alberta
T2G 0S1

Calgary Planning Commission - CPC@Calgary.ca
Juliet Pitts - Juliet.Pitts@calgary.ca
Druh Farrell - EAWARD7@Calgary.ca

January 24, 2017

RE: Proposed Land Use Bylaw 1P2007 Amendments, East Village

On January 11, 2017 we received the proposed land use amendments for East Village from Ms. Pitts. The response deadline was 3 business days hence. I do apologize in advance for not meeting the deadline.

East Village Neighbourhood Association is not in support of the changes for the following reasons:

- *We do not feel EV community has a need for Pay Day Loan firms.*
- *Drinking Establishments; Large in CC-EIR is not a new discretionary use, although the proposed land use amendments indicates it is. We are unable to find a description for clarity and understanding.*
- *Night Club in CC-EIR is not a new D2 discretionary use. Nor can we find the specific LUB*
- *Liquor Stores - We understand there are bylaws in place related to proximity with other Liquor Stores. The thought seems to be distance based on pedestrian traffic, but the bylaw is proximity as the crow flies, not pedestrian. Clarity is our issue.*
- *Pet Care Service - Although we agree with Pet Care Service, it is listed under both discretionary and permitted use. Clarity is our issue.*
- *Power Generation Facility - Small; permitted use in existing approved building. Unsure of intent and what this is. We can not find any reference.*
- *Restaurant: Licensed Large in CC-EIR. This is not a new use. Clarity is our issue.*

We do appreciate the time and effort put into the proposed land use by, but our Association feels the [3] days allowed for response did not provide a consultative opportunity for us.

*On Behalf of the Board of Directors
East Village Neighbourhood Association*

Shelly Tupper & Greg Broyde

*We will be a neighbourhood with pride & ownership that provides unique diversity with excellence and culture.
East Village Neighbourhood Association supports and encourages neighbourhood ownership.
We are a voice for residents and business owners.*