

BYLAW NUMBER 13P2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007**

WHEREAS it is desirable to amend the Land Use Bylaw 1P2007, as amended;

AND WHEREAS Council has held a public hearing as required by Section 692 of the *Municipal Government Act, R.S.A. 2000, c.M-26*, as amended:

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

1. The City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended as follows:
 - (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:
- “(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 and CC-ERR Districts and the 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 subsections 102 (1) and (3) and replace them 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** and CR20-C20/R20 District 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.”

- (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.

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:
 - (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**.

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.
 - (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**;
 - (b) be a minimum width of 2.0 metres; and
 - (c) have different surfacing than the surfacing of the parking areas on the **parcel**.

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 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.
- (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 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

- (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 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.

1235 Deleted

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**.

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**.

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;**
- (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;**
- (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;**
- (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 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;**
- (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.**

- (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.

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
 - (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***;
 - (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**.

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;**
- (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;**
- (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 Marijuana 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;**
- (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** 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;**
- (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**.

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;**
- (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;**
- (r) **Medical Marihuana 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.**

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 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**.

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**.

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;**
- (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;**
- (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 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 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**.

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;**
- (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
 - (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.

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;**
- (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**.

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

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

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

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

MAYOR
SIGNED THIS ____ DAY OF _____, 2017.

CITY CLERK
SIGNED THIS ____ DAY OF _____, 2017.