

BYLAW NUMBER 71D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2014-0160)

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

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

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

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on the date it is passed.

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

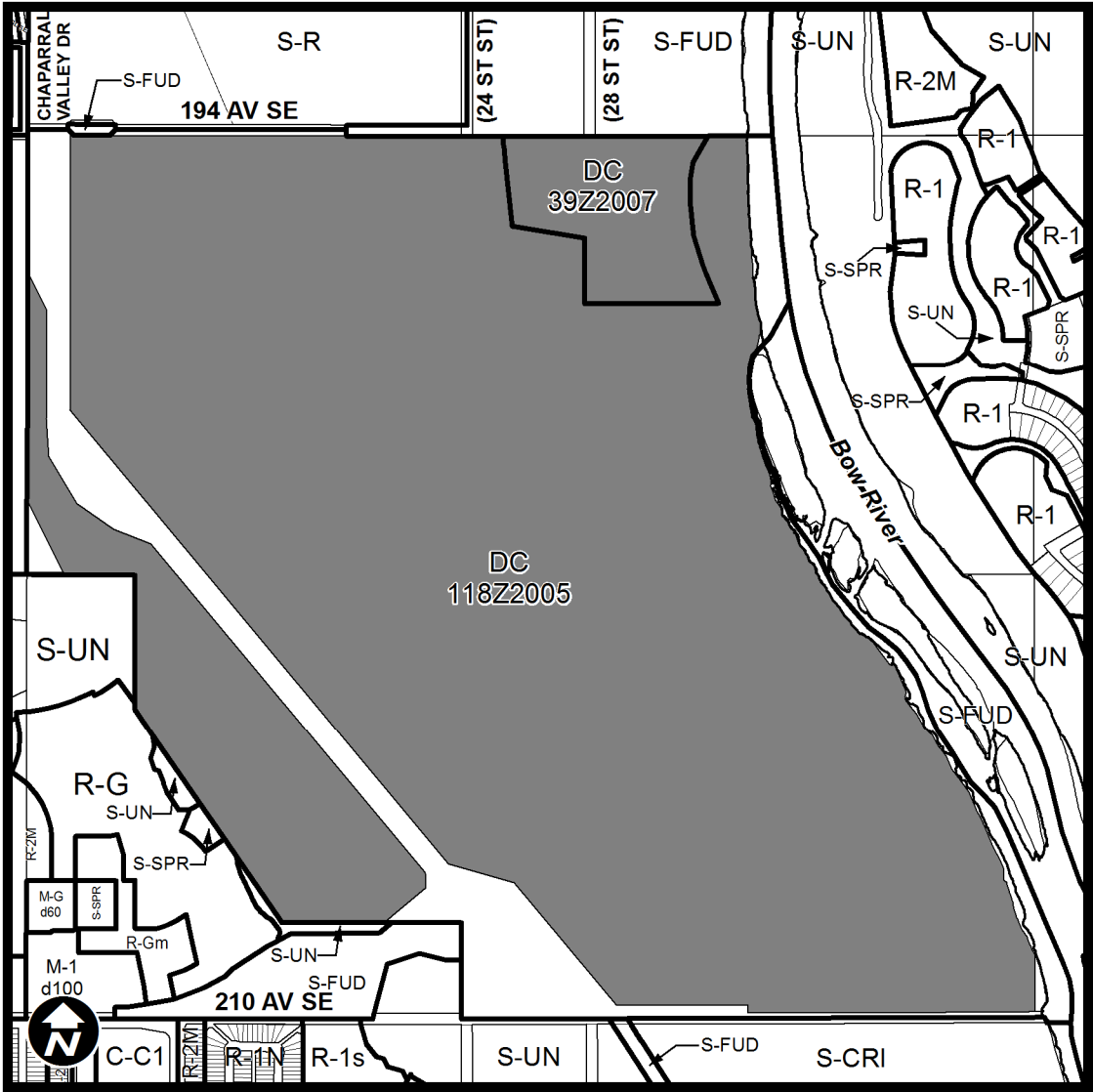
READ A SECOND TIME THIS ____ DAY OF _____, 2017.

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

MAYOR
SIGNED THIS ____ DAY OF _____, 2017.

CITY CLERK
SIGNED THIS ____ DAY OF _____, 2017.

SCHEDULE A



PROPOSED

Purpose

- 1 This Direct Control District allows a broad range of **commercial uses** to occupy a portion of the ground floor of **Multi-Residential Development**.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

General Definitions

- 4 In this Direct Control District, the term **commercial use** means **commercial multi-residential uses**, with the addition of:

- (a) **Artist's Studio;**
- (b) **Child Care Service;**
- (c) **Community Recreational Facility;**
- (d) **Financial Institution;**
- (e) **Fitness Centre;**
- (f) **Instructional Facility;**
- (g) **Liquor Store;**
- (h) **Medical Clinic;**
- (i) **Pet Care Service;** and
- (j) **Place of Worship – Small.**

Permitted Uses

- 5 The **permitted uses** of the Multi-Residential – Medium Profile Support Commercial (M-X2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 6 The **discretionary uses** of the Multi-Residential – Medium Profile Support Commercial (M-X2) District of Bylaw 1P2007, the following are the **discretionary uses** in this Direct Control District, with the addition of:

- (a) **Artist's Studio;**
- (b) **Community Recreational Facility;**
- (c) **Financial Institution;**
- (d) **Fitness Centre;**
- (e) **Instructional Facility;**
- (f) **Liquor Store;**
- (g) **Medical Clinic;** and
- (h) **Pet Care Service.**

Bylaw 1P2007 District Rules

- 7 Unless otherwise specified, the rules of the Multi-Residential – Medium Profile Support Commercial (M-X2) District of Bylaw 1P2007 apply in this Direct Control District.

Rules for Commercial Uses

- 8 (1) All **Multi-Residential Development** must have a minimum of 300.0 square metres for **commercial uses**.
- (2) **Commercial uses** must:
- (a) be located on the floor closest to **grade** of a **main residential building**;
 - (b) be contained completely within the **building**;
 - (c) not be located above any **Dwelling Unit**; and
 - (d) have a separate exterior entrance from that of the **Dwelling Units**.
- (3) The maximum **use area** for each **commercial use** is 300.0 square metres.
- (4) Parking areas for **commercial uses** must:
- (a) be separated from residential parking areas;
 - (b) provide pedestrian access to the **commercial uses**; and
 - (c) be located a minimum distance of 5.0 metres from a **parcel** designated as a **low density residential district** in the case of a surface parking area.