

**BYLAW NUMBER 156D2020**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2018-0279/CPC2020-1115)**

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**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 therefore 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 ON DECEMBER 14, 2020

READ A SECOND TIME ON DECEMBER 14, 2020

READ A THIRD TIME ON DECEMBER 14, 2020



MAYOR

SIGNED ON DECEMBER 14, 2020



ACTING CITY CLERK

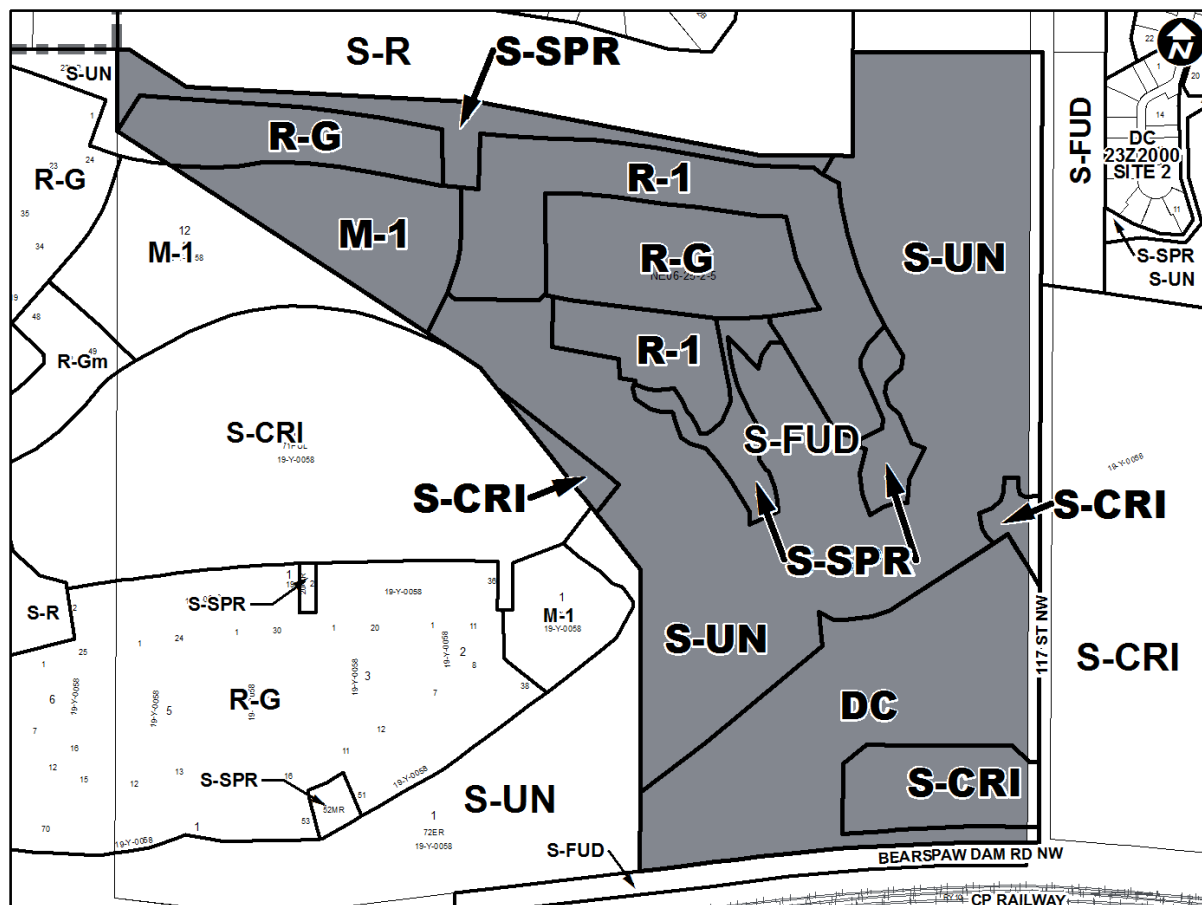
SIGNED ON DECEMBER 14, 2020

The map displays the following zoning districts and features:

- Zoning Districts:** S-UN, S-R, R-G, M-1, S-CRI, S-FUD, S-SPR, R-Gm, S-CR.
- Site Identification:** NE06-25-2-5 (large grey-shaded area).
- Infrastructure:** BEARSPAW DAM RD NW, CP RAILWAY.
- Inset Map:** Located in the top right corner, showing the location of 'SITE 2' within the 'DC 2322000' area, with a north arrow and a scale bar.

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**SCHEDULE B**



**DIRECT CONTROL DISTRICT**

**Purpose**

**1** This Direct Control District Bylaw is intended to:

- (a) allow for the additional uses of assisted living and residential care;
- (b) allow for dwelling and live work units to be located on the ground floor of buildings; and
- (c) incorporate provisions for publicly accessible private open space.

**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 Bylaw.

**Reference to Bylaw 1P2007**

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

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**Permitted Uses**

- 4** The ***permitted uses*** of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.
- 5** The ***discretionary uses*** of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:
- (a) **Assisted Living**; and
  - (b) **Residential Care**.

**Bylaw 1P2007 District Rules**

- 6** Unless otherwise specified, the rules of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 apply in this Direct Control District.

**Floor Area Ratio**

- 7** The maximum ***floor area ratio*** for ***parcels*** in this Direct Control District is 2.5.

**Building Height**

- 8** The maximum ***building height*** for ***parcels*** in this Direct Control District is 26 metres.

**Location of Uses within Buildings**

- 9** (1) Unless otherwise provided in subsection (2), **Assisted Living, Dwelling Units, Live Work Units, and Residential Care** may be located on the ground floor of a ***building***.
- (2) “Commercial Uses” and **Live Work Units** must not share an internal hallway with **Assisted Living, Dwelling Units, or Residential Care**.
- (3) Where this Section refers to “Commercial Uses”, it refers to the listed ***uses*** in Sections 4 and 5 of this Direct Control District Bylaw, other than **Assisted Living, Dwelling Units, Live Work Units, and Residential Care**.

**Additional Rules for Park**

- 10** (1) One contiguous **Park** must be located in this Direct Control District.
- (2) A **Park** must:
- (a) be contiguous to the west and north ***property lines*** of the ***parcel*** designated as S-CRI located at the southeast corner of the site;
  - (b) include connections to 117 Street NW and Bearspaw Dam Road NW;
  - (c) have a minimum area of 0.202 hectares (0.5 acres); and
  - (d) be accessible to the public at all times through the registration of a public access easement.

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**Relaxations**

- 11** The ***Development Authority*** may relax the rules contained in Section 6 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.