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.
Purpose
1 This Direct Control District is intended to:

   (a) provide for a combination of a mixed-use and street oriented development; and

   (b) provide a building form with opportunity for store fronts along a continuous block face.

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.

Permitted Uses
4 The permitted uses of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the permitted uses in this Direct Control District.

Discretionary Uses
5 The discretionary uses of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the discretionary uses in this Direct Control District.

Bylaw 1P2007 District Rules
6 Unless otherwise specified, the rules of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio
7 (1) The minimum floor area ratio is 0.8.

   (2) The maximum floor area ratio is 5.0.

Building Height
8 (1) Unless otherwise referenced in subsections (2) and (3), the maximum building height is 52.0 metres.

   (2) Where a parcel shares a property line with a street the maximum building height is:

       (a) 10.0 metres measured from grade within 3.0 metres of that shared property line; and
(b) 52.0 metres measured from grade at a distance greater than 3.0 metres of that shared property line.

(3) Where a parcel shares a property line with a lane or another parcel, the maximum building height referenced in subsection (1) is reduced to 20.0 metres measured from grade within 6.0 metres of that shared property line.

Building Orientation
9 (1) The main public entrance to each building must face the property line shared with a street.

(2) Every use with any portion of its floor area located on the floor closest to grade must have an individual, separate and direct access to grade.

(3) Motor vehicle parking stalls and loading stalls must not be located between a building and a street.

Building Façade
10 (1) The length of the building façade that faces a street must be a minimum of 60.0 per cent of the length of the property line it faces.

(2) The massing of a building taller than 20.0 metres must step back a minimum of 3.0 metres from the front façade. The step back must occur within the first 16.0 metres of the building height.

Vehicle Access
11 Vehicle access to the parcel from Centre Street must align with the intersection of Centre Street and Highland Drive.

Dwelling Unit Requirement
12 (1) Unless otherwise referenced in subsection (2) a building must contain Dwelling Units.

(2) A building may contain Assisted Living in place of Dwelling Units.

Use Area
13 There is no maximum use area.

Location of Uses within Buildings
14 (1) The following uses must not be located on the ground floor adjacent to a street:

(a) Assisted Living;
(b) Catering Service – Minor;
(c) Child Care Service;
(d) Counselling Service;
(e) Dwelling Unit;
(f) Health Services Laboratory – With Clients;
(g) Instructional Facility;
(h) Live Work Unit;
(i) Medical Clinic;
(j) Office;
(k) Place of Worship – Small;
(l) Post-secondary Learning Institution;
(m) Residential Care;
(n) Social Organization; and
(o) Veterinary Clinic.

(2) “Commercial Uses” and Live Work Units:

(a) may be located on the same floor as Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units and Residential Care; and
(b) must not share an internal hallway with Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units and Residential Care.

(3) Where this section refers to “Commercial Uses”, it refers to the permitted uses and discretionary uses of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007, other than Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units and Residential Care.

Front Setback Area
15  (1) The minimum building setback from a property line shared with a street is zero metres.

(2) The maximum building setback from a property line shared with a street is 6.0 metres.

Rear Setback Area
16  The rear setback area must have a minimum depth of 3.0 metres.

Side Setback Area
17  Where a parcel shares a side property line with:

(a) a lane that separates the parcel from a parcel designated as a low density residential district, the side setback area must have a minimum depth of 3.0 metres;
(b) a **lane**, in all other cases, there is no requirement for a **side setback area**; and

(c) another **parcel**, the **side setback area** must have a minimum depth of 3.0 metres.

**Relaxation**

18 The **Development Authority** may relax the rules contained in sections 8, 15, 16, and 17 to a maximum of 10 percent in this Direct Control District provided the test for relaxation in accordance with Sections 31 and 36 of Bylaw 1P2007 is met.