

PROPOSED

CPC2020-0636
ATTACHMENT 4

BYLAW NUMBER 85D2020

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2019-0177/CPC2020-0636)**

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 ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

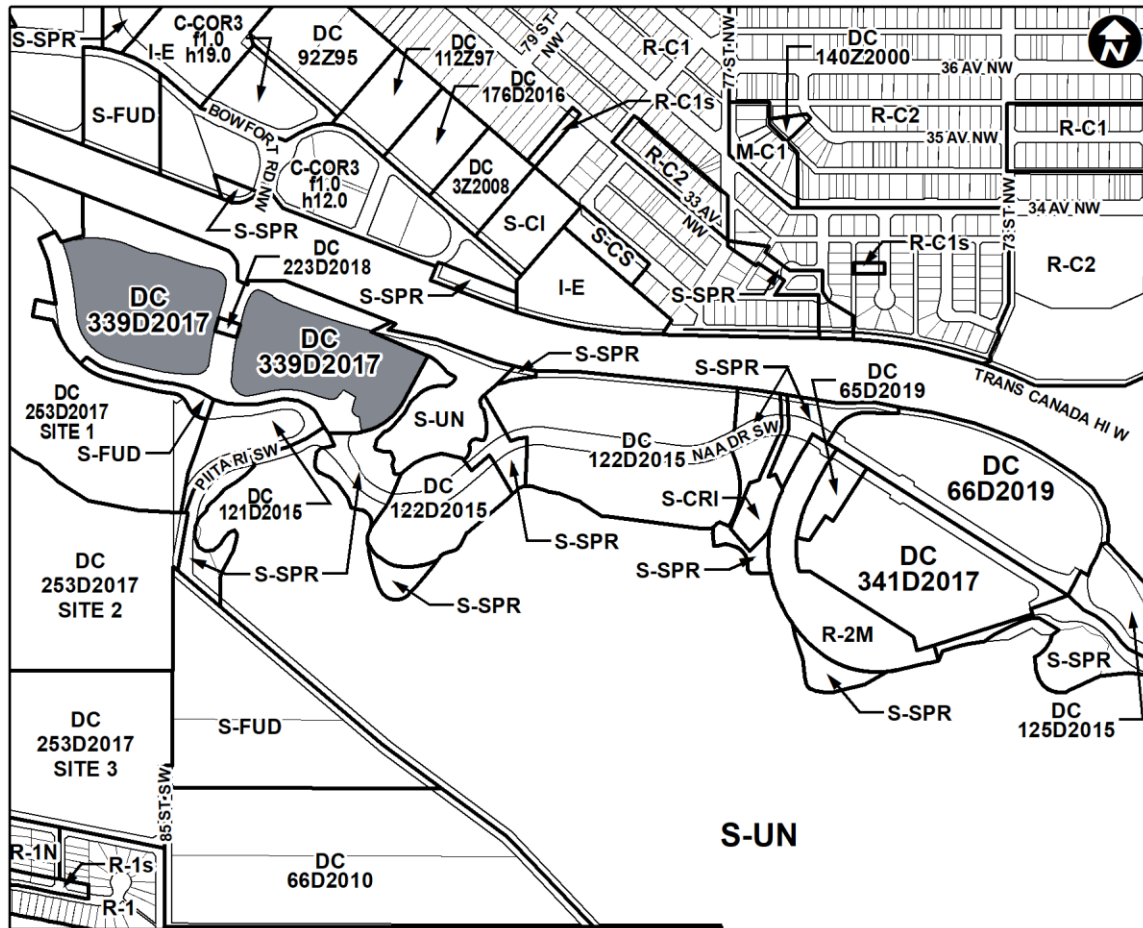
SIGNED ON _____

CITY CLERK

SIGNED ON _____

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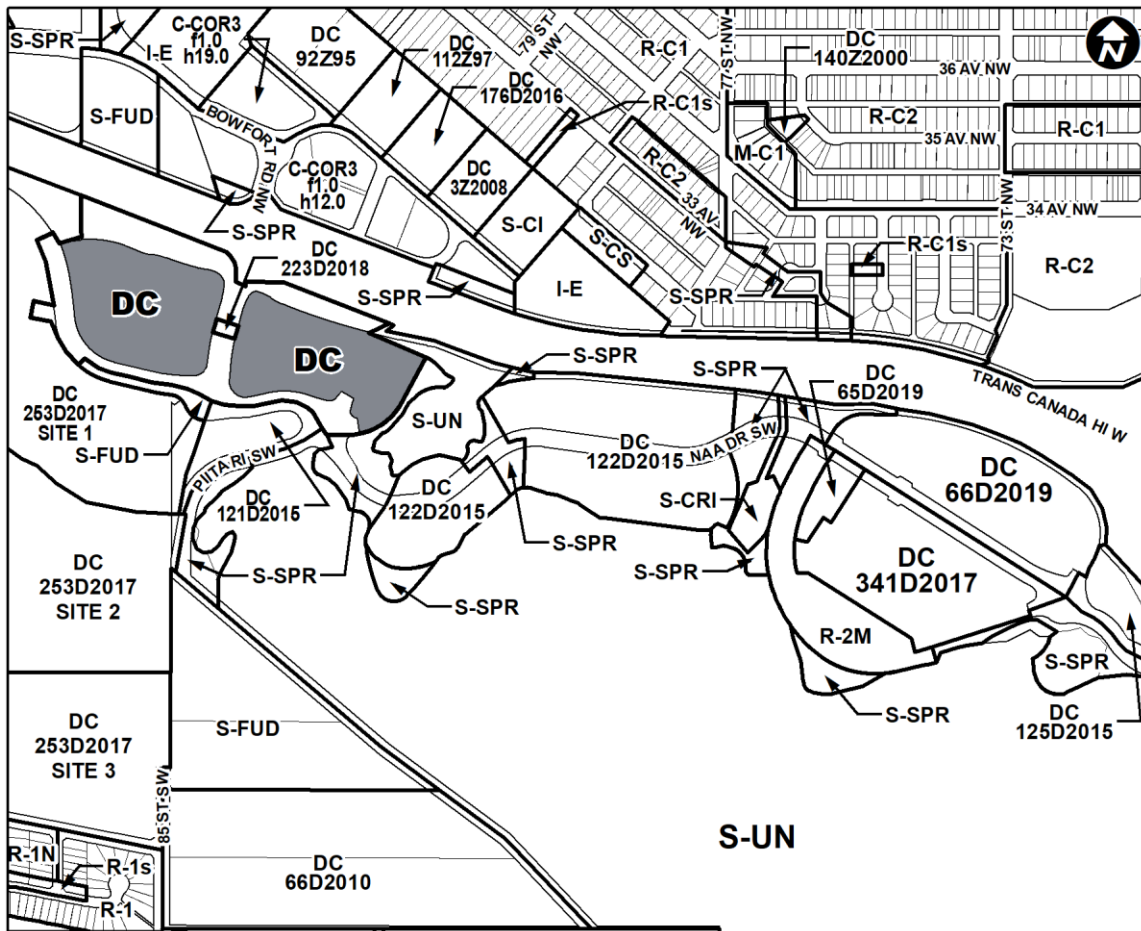
SCHEDULE A



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SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to:
 - (a) accommodate a mix of uses in the same building or in multiple buildings throughout the area;
 - (b) be characterized by street-oriented building design;
 - (c) allow for varying building densities and heights within a block; and
 - (d) allow for additional support uses where deemed appropriate.

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.

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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.

Permitted Uses

- 4 (1) Unless otherwise referenced in subsection (2), the **permitted uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.
- (2) The following **uses** are **permitted uses** in this Direct Control District if they are located within an existing approved **building** and are not located on the ground floor:
- (a) **Catering Service – Minor;**
 - (b) **Counselling Service;**
 - (c) **Health Services Laboratory – With Clients;**
 - (d) **Medical Clinic; and**
 - (e) **Veterinary Clinic.**

Discretionary Uses

- 5 (1) The **discretionary uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District, with the addition of:
- (a) **Amusement Arcade;**
 - (b) **Dinner Theatre;**
 - (c) **Multi-Residential Development;**
 - (d) **Performing Arts Centre;**
 - (e) **Restaurant: Food Service Only – Large;**
 - (f) **Restaurant: Licensed – Large;**
 - (g) **Sign – Class G;**
 - (h) **Vehicle Rental – Minor; and**
 - (i) **Vehicle Sales – Minor.**
- (2) **Uses** listed in subsection 4(2) are **discretionary uses** in this Direct Control District if they are located on the ground floor of an existing approved **building**.

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 There is no maximum **floor area ratio**.

Building Height

- 8 (1) Unless otherwise referenced in subsections (2) and (3), the maximum **building height** is 21.0 metres.
- (2) Two **buildings** may have a maximum **building height** of 50.0 metres.

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- (3) One additional **building** may have a maximum **building height** of 75.0 metres.

Use Area

- 9 There is no minimum **use area** or maximum **use area**.

Location of Uses Within Buildings

- 10 (1) With the exception of **Multi-Residential Development, Residential Care** and **Assisted Living**, lobbies or entrances for upper floor **uses** must not occupy more than 20.0 per cent of the at **grade** façade facing a **street**.
- (2) “Commercial Uses” located at **grade** facing a **street** must provide:
- (a) an individual, separate, direct access to **grade**; and
 - (b) an entrance that is visible from the **street** that the **use** faces.
- (3) “Commercial Uses” and **Live Work Units**:
- (a) may be located on the same floor as **Addiction Treatment, Custodial Care, Dwelling Units, Multi-Residential Development, and Residential Care**; and
 - (b) must not share an internal hallway with **Addiction Treatment, Custodial Care, Dwelling Units, Multi-Residential Development, and Residential Care**.
- (4) Where this section refers to “Commercial Uses”, it refers to the **uses** listed in Sections 4 and 5 of this Direct Control District Bylaw other than **Addiction Treatment, Custodial Care, Dwelling Units, Multi-Residential Development, and Residential Care**.

Relaxations

- 11 The **Development Authority** may relax the rules contained in Sections 6, 8 and 10 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.