

PROPOSED

CPC2021-0497
ATTACHMENT 2

BYLAW NUMBER 79D2021

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2021-0013/CPC2021-0497)**

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 replacing it with 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 _____

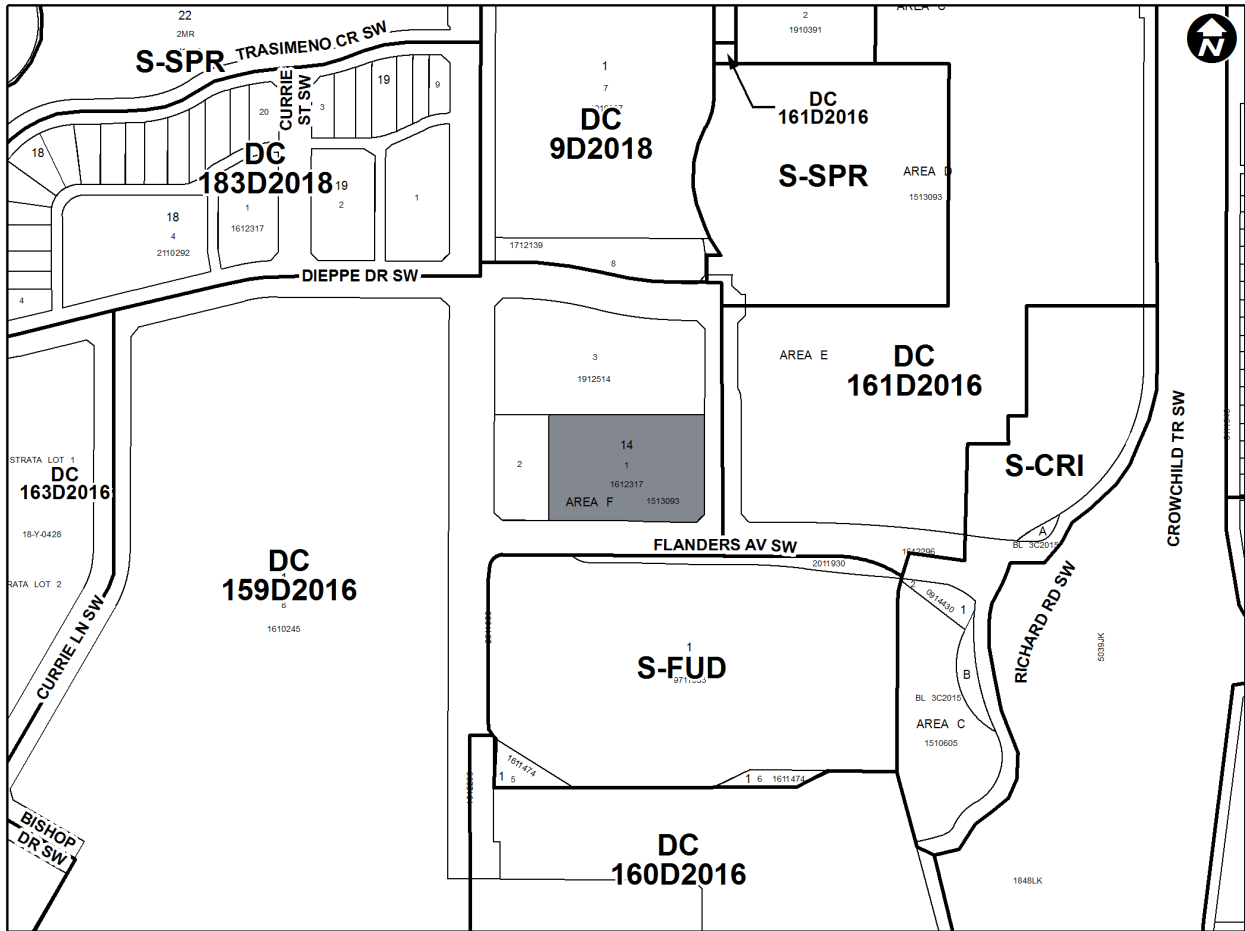
CITY CLERK

SIGNED ON _____

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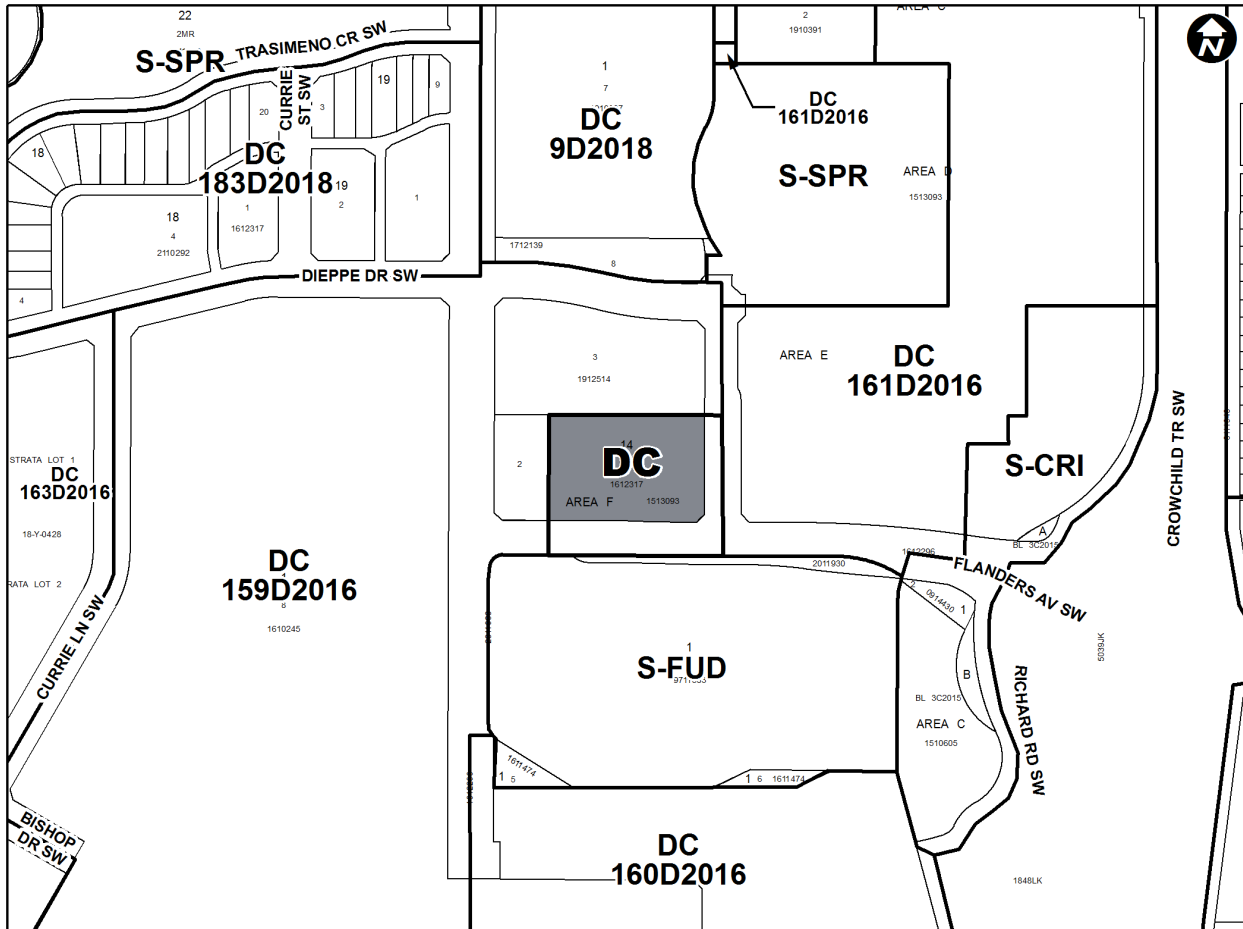
SCHEDULE A



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SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to:
 - (a) allow for the development of the site in accordance with the aims of the Currie Barracks CFB West Master Plan (Revised); and
 - (b) allow for the adaptive reuse of a provincial historic resource through compatible uses.

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.

General Definitions

4 In this Direct Control District Bylaw:

- (a) “**mews**” means a narrow, private walkway that:
 - (i) is used by pedestrians or vehicles;
 - (ii) contains **building** frontages that face onto the **mews**; and
 - (iii) is located as indicated on the map attached as Schedule C to this Direct Control District Bylaw.

Permitted Uses

5 (1) The following **uses** are **permitted uses** in this Direct Control District:

- (a) **Park**;
- (b) **Sign – Class D**; and

(2) The following **uses** are **permitted uses** in this Direct Control District if they are located within existing approved **buildings**:

- (a) **Accessory Food Service**;
- (b) **Catering Service – Minor**;
- (c) **Convenience Food Store**;
- (d) **Counselling Service**;
- (e) **Financial Institution**;
- (f) **Fitness Centre**;
- (g) **Health Services Laboratory – With Clients**;
- (h) **Information and Service Provider**;
- (i) **Library**;
- (j) **Medical Clinic**;
- (k) **Museum**;
- (l) **Office**;
- (m) **Pet Care Service**;
- (n) **Power Generation Facility – Small**;
- (o) **Print Centre**;
- (p) **Protective and Emergency Service**;
- (q) **Radio and Television Studio**;
- (r) **Restaurant: Food Service Only – Small**;
- (s) **Retail and Consumer Service**;
- (t) **Service Organization**;
- (u) **Specialty Food Store**;
- (v) **Take Out Food Service**; and
- (w) **Veterinary Clinic**.

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Discretionary Uses

6 (1) **Uses** listed in subsection 5(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in this Direct Control District.

(2) The following **uses** are **discretionary uses** in this Direct Control District:

- (a) **Accessory Liquor Service;**
- (b) **Artist's Studio;**
- (c) **Billiard Parlour;**
- (d) **Brewery, Winery and Distillery;**
- (e) **Child Care Service;**
- (f) **Cinema;**
- (g) **Computer Games Facility;**
- (h) **Conference and Event Facility;**
- (i) **Drinking Establishment – Large;**
- (j) **Drinking Establishment – Medium;**
- (k) **Drinking Establishment – Small;**
- (l) **Food Kiosk;**
- (m) **General Industrial – Light;**
- (n) **Indoor Recreation Facility;**
- (o) **Instructional Facility;**
- (p) **Liquor Store;**
- (q) **Market;**
- (r) **Office;**
- (s) **Outdoor Café;**
- (t) **Performing Arts Centre;**
- (u) **Place of Worship – Small;**
- (v) **Post-secondary Learning Institution;**
- (w) **Restaurant: Food Service Only – Medium;**
- (x) **Restaurant: Food Service Only – Large;**
- (y) **Restaurant: Licensed – Large;**
- (z) **Restaurant: Licensed – Medium;**
- (aa) **Restaurant: Licensed – Small;**
- (bb) **Seasonal Sales Area;**
- (cc) **Sign – Class F;**
- (dd) **Social Organization;**
- (ee) **Supermarket; and**
- (ff) **Utility Building.**

Mews Requirements

7 A **mews** must be provided in this Direct Control District.

Building Height

8 The maximum **building height** is 18.0 metres.

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Landscaped Area Rules

- 9 (1) Where changes are proposed to a **building** or **parcel**, a landscape plan must be submitted as part of each **development permit** application 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**; and
 - (d) details of the irrigation system.
- (2) 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

- 10 (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.

Visibility Setback

- 11 **Buildings**, finished **grade** of a **parcel** and vegetation within a **corner visibility triangle** must not be located between 0.75 metres and 4.60 metres above the lowest elevation of the **street**.

Mechanical Screening

- 12 Mechanical systems or equipment that is located outside of a **building** must be **screened**.

Garbage

- 13 Garbage containers and waste material must be stored either:
- (a) inside a **building**; or
 - (b) in a garbage container enclosure approved by the **Development Authority**.

Relaxations

- 14 The **Development Authority** may relax the rules contained in Sections 7 to 13 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

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SCHEDULE C

