

BYLAW NUMBER 258D2016

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2015-0142)**

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;

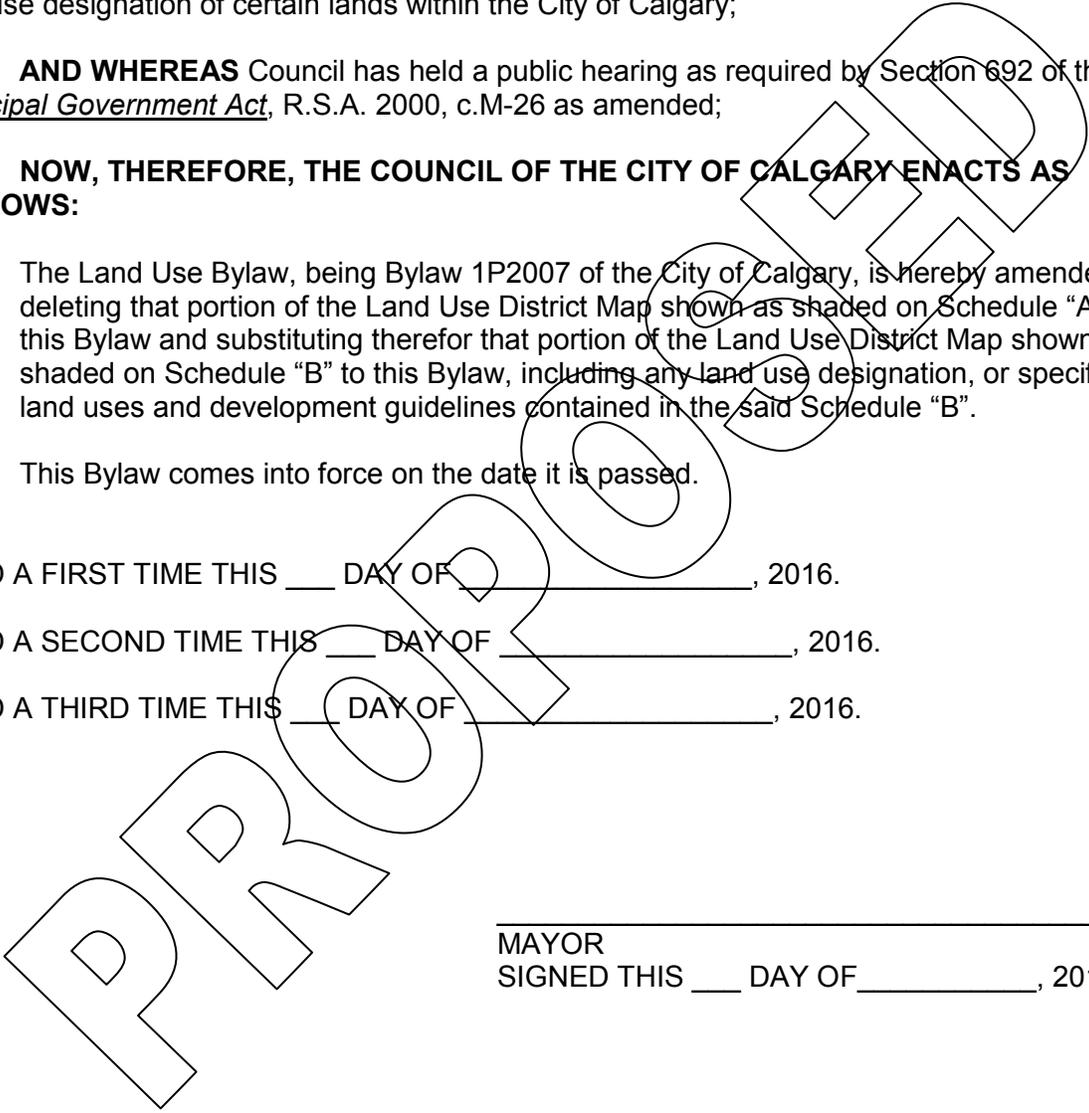
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 _____, 2016.

READ A SECOND TIME THIS ___ DAY OF _____, 2016.

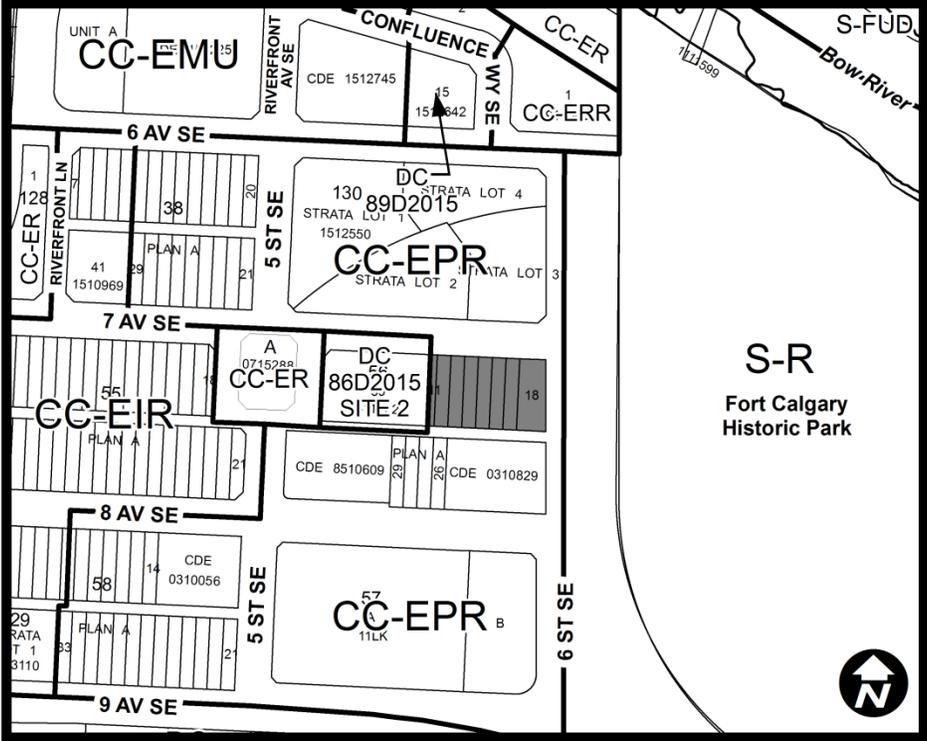
READ A THIRD TIME THIS ___ DAY OF _____, 2016.



MAYOR
SIGNED THIS ___ DAY OF _____, 2016.

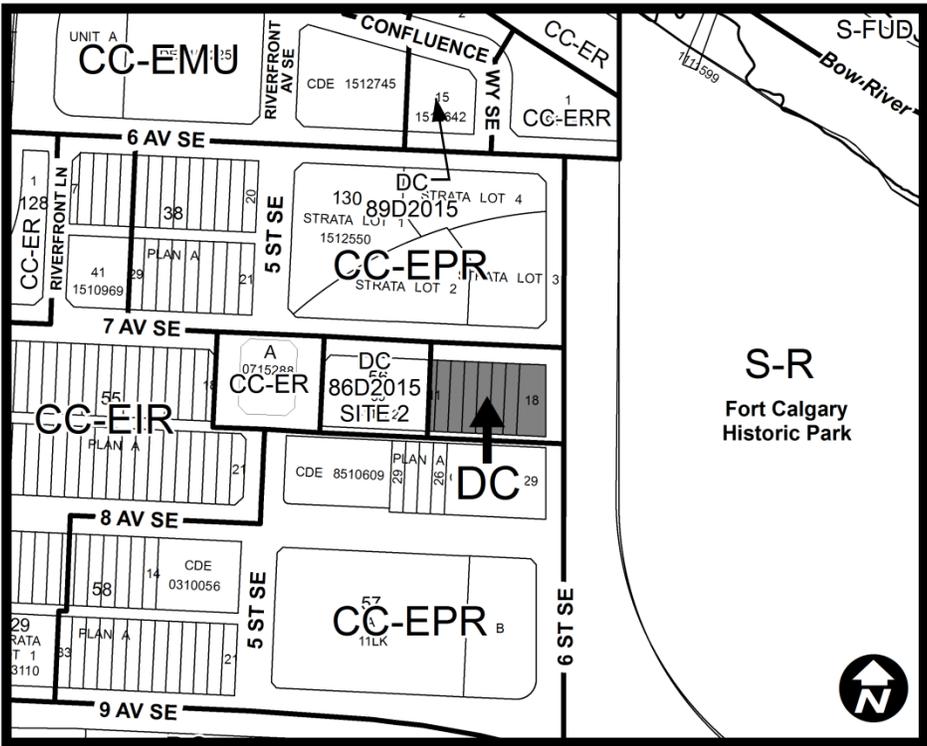
CITY CLERK
SIGNED THIS ___ DAY OF _____, 2016.

SCHEDULE A



PROPOSED

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to:
 - (a) accommodate **uses** related to the performance and instruction of artistic, cultural and educational activities in a high density multi-residential mixed **use** context.

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.

DRAFT

Permitted Uses

- 4 The **permitted uses** of the Centre City East Village Primarily Residential District (CC-EPR) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Centre City East Village Primarily Residential District (CC-EPR) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Instructional Facility;**
- (b) **Market – Minor;**
- (c) **Performing Arts Centre;**
- (d) **Restaurant: Neighbourhood;**
- (e) **School Authority – School;**
- (f) **School Authority Purpose – Major; and**
- (g) **School Authority Purpose – Minor.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Centre City East Village Primarily Residential District (CC-EPR) of Bylaw 1P2007 apply in this Direct Control District.

Density

- 7 (1) The maximum **floor area ratio** is 6.65.
- (2) For the purpose of calculating **floor area ratio**, the **gross floor area** for the following **uses** must be excluded from the calculation to a maximum of 3.0 **floor area ratio**:
- (a) **Instructional Facility;**
 - (b) **Performing Arts Centre;**
 - (c) **School Authority – School;**
 - (d) **School Authority Purpose – Major; and**
 - (e) **School Authority Purpose – Minor.**
- (3) A minimum of 51.0 per cent of the total **gross floor area** must be one or more of the following **uses**:
- (a) **Assisted Living Units;**
 - (b) **Dwelling Units;**
 - (c) **Hotel; and**
 - (d) **Live Work Units.**

Location of Uses within Buildings

- 8 **Uses** other than **Assisted Living Units, Dwelling Units, Live Work Units or Hotel** must only be located on the first eight **storeys** of a **building**.

Podium Height

9 A podium must comply with the following general requirements:

- (a) a minimum height of 4.5 metres from **grade**; and
- (b) a maximum podium height of 30.0 metres from **grade**.

Lobbies at Grade

10 All common corridors, lobbies and entrance ways on the ground floor of a **building** must not be greater than 35.0 per cent of the **gross floor area** of the ground floor.

PROPOSED