

**BYLAW NUMBER 160D2016**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT LOC2015-0203)**

\*\*\*\*\*

**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;

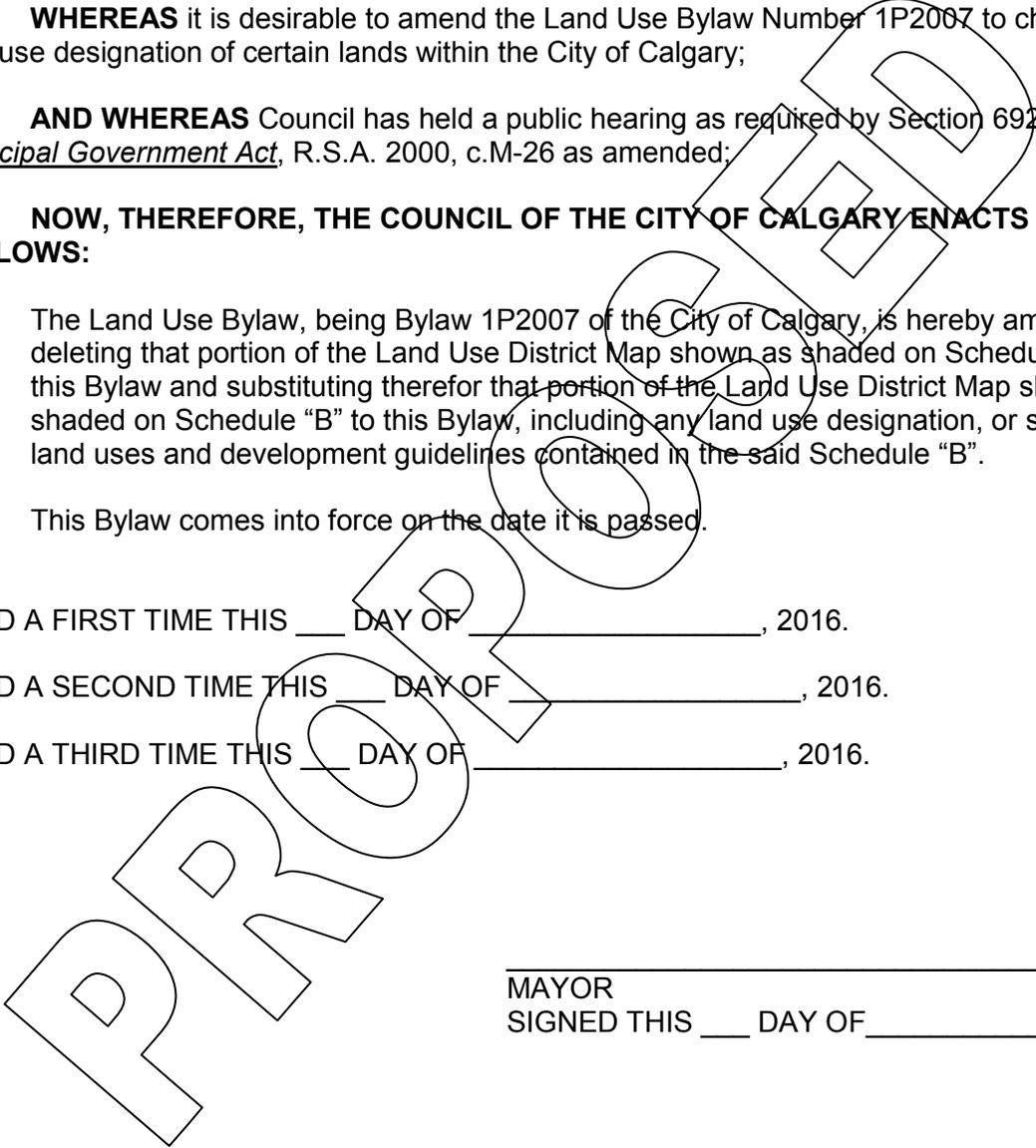
**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

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.



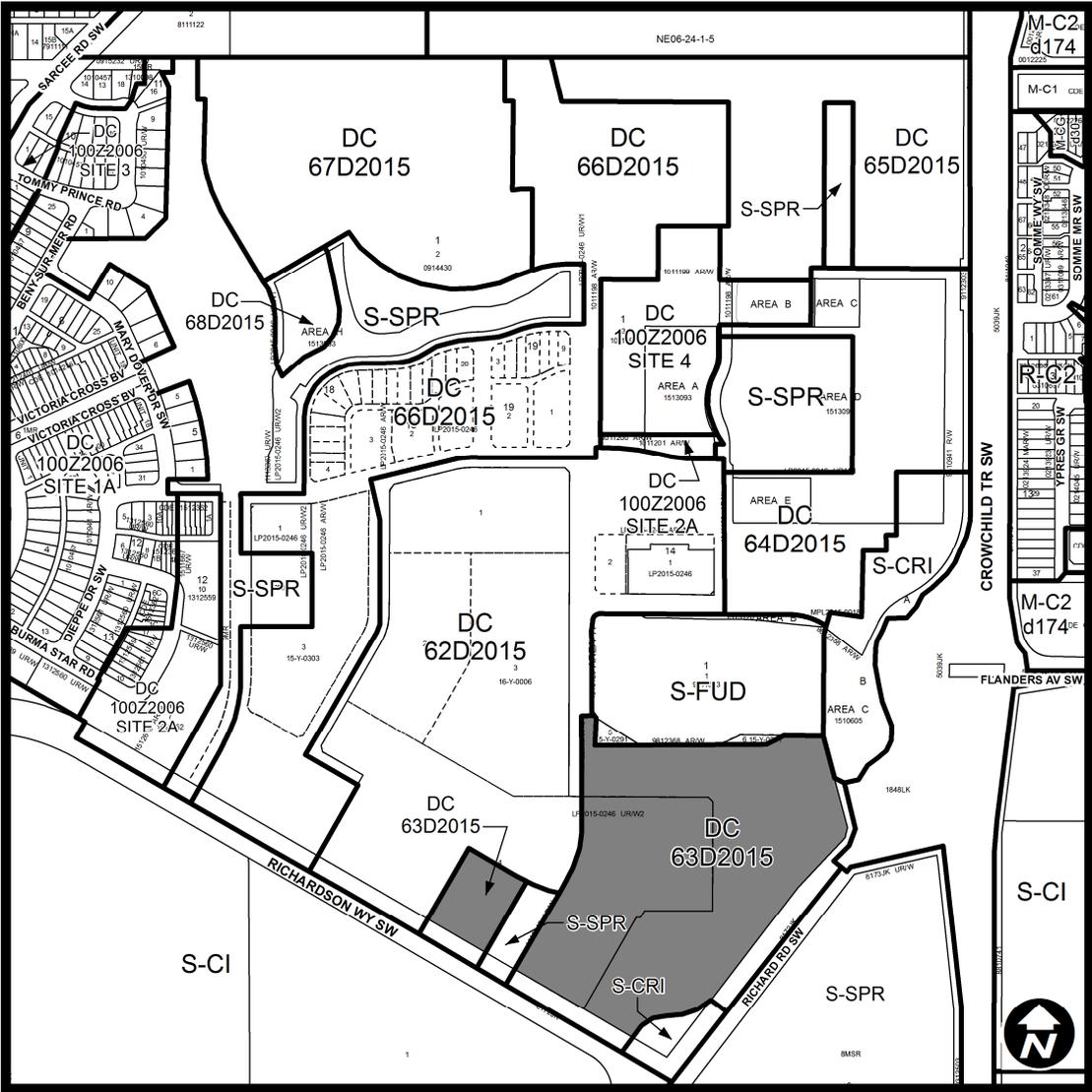
\_\_\_\_\_  
MAYOR

SIGNED THIS \_\_\_ DAY OF \_\_\_\_\_, 2016.

\_\_\_\_\_  
CITY CLERK

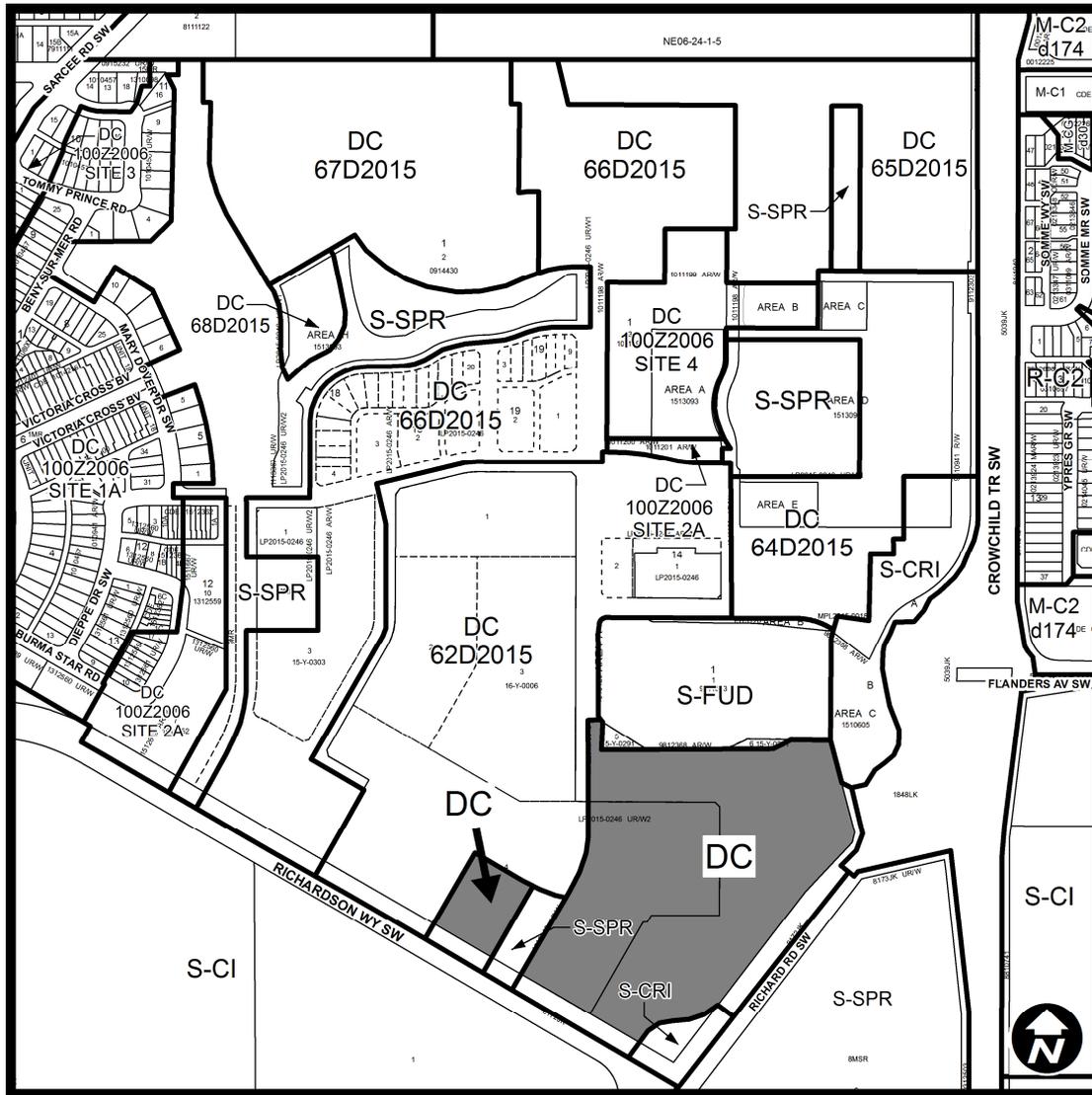
SIGNED THIS \_\_\_ DAY OF \_\_\_\_\_, 2016.

SCHEDULE A



PROPOSED

**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

**PROPOSED**

**Purpose**

- 1 This Direct Control District is intended to:
- (a) allow for the redevelopment of the site in accordance with the aims of the CFB West Master Plan;
  - (b) allow a built form that will accommodate mid- to high-rise **street-oriented multi-residential development**;
  - (c) allow for employment **uses** to complement residential **uses**;
  - (d) allow for a limited range of support **commercial multi-residential uses**, restricted in size and location within the **building**;
  - (e) allow for interim and existing **uses** as **development** is expected to take many years to build-out;
  - (f) create a permeable, accessible and pedestrian-oriented design;
  - (g) provide for a shared parking strategy that accommodates centralized parking facilities for all sites; and
  - (h) provide an effectively managed parking supply to encourage more people to use sustainable modes of transportation.

**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.

**General Definitions**

- 4 In this Direct Control District:
- (a) "**mews**" means a narrow private walkway that is used by pedestrians and in some cases vehicles and contains building frontages that face onto the mews.

**Defined Uses**

- 5 In this Direct Control District:
- (a) "**Interim Use**" means a **use**:
    - (i) not listed in section 7 or 8, that was being carried on pursuant to a **development permit** at the time of the effective date of this Direct Control District; or
    - (ii) the following **uses**:
      - (a) **Accessory Food Service**;

- (b) Accessory Liquor Service;
- (c) Artist's Studio;
- (d) Catering Service – Minor;
- (e) Computer Games Facility;
- (f) Equipment Yard;
- (g) Fitness Centre;
- (h) General Industrial – Medium;
- (i) Health Services Laboratory – Without Clients;
- (j) Indoor Recreation Facility;
- (k) Instructional Facility – Inside;
- (l) Market – Minor;
- (m) Medical Clinic;
- (n) Motion Picture Filming Location;
- (o) Motion Picture Production Facility;
- (p) Office;
- (q) Post-secondary Learning Institution;
- (r) Print Centre;
- (s) Radio and Television Studio;
- (t) Recyclable Construction Material Collection Depot (temporary);
- (u) Restaurant – Neighbourhood;
- (v) School – Private;
- (w) Self Storage Facility;
- (x) Social Organization;
- (y) Storage Yard;
- (z) Tree Farm;
- (aa) Vehicle Storage – Large; and
- (bb) Vehicle Storage – Passenger.

**Block Plans and Mews**

6 All reference to blocks and *mews* in this Direct Control District are in reference to the blocks and *mews* indicated on the map in Schedule C of this Direct Control District.

**Permitted Uses**

7 The following *uses* are *permitted uses* in this Direct Control District:

- (a) Accessory Residential Building;
- (b) Home Based Child Care – Class 1;
- (c) Home Occupation – Class 1;
- (d) Park;
- (e) Protective and Emergency Service;
- (f) Sign – Class A; and
- (g) Utilities.

**Discretionary Uses**

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

- (a) Addiction Treatment;
- (b) Assisted Living;
- (c) Child Care Service;

- (d) **Community Entrance Feature;**
- (e) **Convenience Food Store;**
- (f) **Counselling Service;**
- (g) **Custodial Care;**
- (h) **Drinking Establishment – Small;**
- (i) **Drinking Establishment– Medium;**
- (j) **Dwelling Unit;**
- (k) **Financial Institution;**
- (l) **Food Kiosk;**
- (m) **Home Occupation – Class 2;**
- (n) **Interim Use;**
- (o) **Live Work Unit;**
- (p) **Multi-Residential Development;**
- (q) **Outdoor Café;**
- (r) **Parking lot – Grade (temporary);**
- (s) **Place of Worship – Medium;**
- (t) **Place of Worship – Small;**
- (u) **Power Generation Facility – Small;**
- (v) **Residential Care;**
- (w) **Restaurant: Food Service Only – Small;**
- (x) **Restaurant: Food Service Only – Medium;**
- (y) **Restaurant: Licensed – Small;**
- (z) **Restaurant: Licensed – Medium;**
- (aa) **Retail and Consumer Service;**
- (bb) **Service Organization;**
- (cc) **Sign – Class B;**
- (dd) **Sign – Class C;**
- (ee) **Sign – Class D;**
- (ff) **Sign – Class E;**
- (gg) **Special Care Facility;**
- (hh) **Specialty Food Store;**
- (ii) **Take Out Food Service;**
- (jj) **Temporary Residential Sales Centre; and**
- (kk) **Utility Building.**

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

- (a) they are proposed for a new **building** or new addition to a **building**;
- (b) they are located in a **building** where 50.0 per cent of the **building's gross floor area** is used for **uses** listed in subsection (1)(a) through (ii) inclusive;
  - (i) **Office; and**
  - (ii) **Print Centre.**

**Mews Requirements**

9 **Development** within this Direct Control District must provide **mews** to create smaller blocks out of larger blocks following the general requirements:

- (a) A **mews** must be provided **at-grade** between **buildings** on Block 3B to

accommodate a pedestrian connection between Bishop Drive SW and Richardson Way SW.

- (b) A **mews** must be provided at-**grade** between Blocks 4A and 4B to accommodate a pedestrian connection between Bishop Drive SW and Richardson Way SW.
- (c) A **mews** must be provided at-**grade** between **buildings** on Block 8 to accommodate a pedestrian connection between Victory Avenue SW and Bishop Drive SW.
- (d) A **mews** must be provided at-**grade** between **buildings** on Block 10 to provide connections between Victory Avenue SW and Flanders Avenue SW and Quesnay Wood Drive SW.

#### Density

**10** The minimum **density** for **parcels** within this Direct Control District is **75 units** per hectare.

#### Floor Area Ratio

- 11 (1)** The minimum **floor area ratio** is 0.6.
- (2)** There is no maximum **floor area ratio** in this Direct Control District.

#### Floor Plate Restrictions

**12** The maximum **floor plate area** of each floor located partially or wholly above 48.0 metres above **grade** is 950.0 square metres.

#### Building Height

- 13 (1)** Unless otherwise referenced in subsection (2), the maximum **building height** is 65.0 metres.
- (2)** The maximum **building height** for **Multi-residential Development** in Block 4A and Block 8 is 100.0 metres.
- (3)** The **building height** must be a minimum of 5.5 metres.

#### Building Design

- 14** All **buildings** fronting a **street** must comply with the following general requirements:
  - (a) the ceiling height of any non-residential **unit** on the first **storey** must be a minimum of 4.0 metres from **grade**;
  - (b) the ceiling height of any residential **unit** on the first **storey** for must not be less than 3.0 metres from **grade**;
  - (c) a **unit** with any portion of its floor area located on the floor closest to **grade** must have an individual, separate, direct access to **grade**.
  - (d) any **unit** of the floor closest to **grade** must have a finished floor at a minimum of 0.4 metres above **grade**.

**Front Setback Area**

**15** The minimum **front setback area** from the following **streets** is:

- (a) 3.0 metres for **parcels** located on Bishop Drive SW;
- (b) 3.0 metres for **parcels** located on Breskens Street SW;
- (c) 3.0 metres for **parcels** located on Victory Avenue SW;
- (d) 3.0 metres for **parcels** located on Quesnay Wood Drive SW from Victory Avenue SW and Flanders Avenue SW;
- (e) 3.0 metres for **parcels** located immediately adjacent to municipal reserve land on the west side of Quesnay Wood Drive SW;
- (f) 5.0 metres for **parcels** located on Quesnay Wood Drive SW between Victory Avenue and Richardson Way SW;
- (g) 5.0 metres for **parcels** located on Richard Road SW between Victory Avenue SW and Flanders Avenue SW; and
- (h) 5.0 metres for **parcels** located on Richardson Way SW.

**Location of Uses Within Buildings**

**16** (1) “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** or **Residential Care**.

(2) Where this section refers to “Commercial Uses”, it refers to the listed **uses** in sections 7 and 8 of this Direct Control District, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit, Live Work Unit, Multi-Residential Development**, and **Residential Care**.

**Landscaped Area Rules**

**17** (1) ~~Landscaped areas~~ must be provided in accordance with a landscape plan approved by the **Development Authority**.

(2) A landscape plan must be submitted as part of each **development permit** application, where changes are proposed to the **building** or **parcel**, 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**;

- (d) the types, species, sizes and numbers of plant material and the types of **landscaped areas**; and
  - (e) details of the irrigation system.
- (3) The **landscaped areas** shown on the landscape plan, approved by the **Development Authority** must be maintained on the **parcel** for so long as the **development** exists.
- (4) All **soft surfaced landscaped areas** must be irrigated by an underground irrigation system, unless a **low water irrigation system** is provided.

### Specific Rules for Landscaped Areas

- 18 (1) A minimum of 25.0 per cent of the area of the **parcel** must be a **landscaped area**.
- (2) Any part of the **parcel** used for motor vehicle access, **motor vehicle parking stalls, loading stalls** and garbage or recycling facilities must not be included in the calculation of a **landscaped area**.
- (3) **Landscaped area** provided at **grade** or below 36.0 metres above **grade** may be credited towards the **landscaped area** requirement.
- (4) Every **building** on a **parcel** must have at least one sidewalk connecting the **public entrance** to a public sidewalk, or in the case where there is no public sidewalk, to the nearest **street**.
- (5) Where a **building** contains more than one **use**, every **use** that has an exterior **public entrance** must either:
- (a) have a sidewalk connecting the **public entrance** to the sidewalk required by subsection (4); or
  - (b) have a sidewalk connecting that **public entrance** to a public sidewalk.
- (6) Every **building** on a **parcel** must have at least one sidewalk connecting the parking area to the **public entrances** of the **building**.
- (7) Where a sidewalk provided in satisfaction of this section is next to a portion of a **building**, the sidewalk must extend along the entire length of that side of the **building**.

### Planting Requirements

- 19 Any trees or shrubs provided in satisfaction of the **landscaped area** requirement must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.

**Low Water Irrigation System**

- 20 (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.

**Amenity Space**

- 21 (1) The required minimum **amenity space** is 5.0 square metres per **unit**.
- (2) **Amenity space** may be provided as common **amenity space**, **private amenity space** or a combination of both.
- (3) When the **private amenity space** provided is 5.0 square metres or less per **unit**, that specific area will be included to satisfy the **amenity space** requirement.
- (4) When the **private amenity space** exceeds 5.0 square metres per **unit**, only 5.0 square metres per **unit** may be included to satisfy the **amenity space** requirement.
- (5) **Private amenity space** must:
- (a) be in the form of a **balcony**, **deck** or **patio**; and
  - (b) have no dimension less than 2.0 metres.
- (6) **Common amenity space**:
- (a) may be provided as **common amenity space – indoors** and as **common amenity space – outdoors**;
  - (b) must be accessible from all the **units**;
  - (c) must have a contiguous area of not less than 50.0 square metres with no dimension less than 6.0 metres; and
  - (d) may be located at or above **grade**.
- (7) A maximum of 50.0 per cent of the required **amenity space** may be provided as **common amenity space – indoors**.
- (8) **Common amenity space – outdoors**:
- (a) must provide a **balcony**, **deck** or **patio** and at least one of the following as permanent features:
    - (i) a barbeque; or
    - (ii) seating; and

- (b) must be used in the calculation of the required *landscaped area* when located below 25.0 metres above *grade*.

### Mechanical Screening

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

### Garbage

- 23 Garbage containers and waste material must be stored inside a *building* that contains another approved *use*.

### Recycling Facilities

- 24 Recycling facilities must be provided for every *building* containing *Dwelling Units* or *Office uses*.

### Motor Vehicle Parking Stall Requirements

- 25 (1) For *development* containing *Dwelling Units* or *Live Work Units*, the minimum *motor vehicle parking stall* requirement:
- (a) for each *Dwelling Unit* or *Live Work Unit* is 0.7 stalls for resident parking; and
  - (b) for each *Dwelling Unit* or *Live Work Unit* is 0.1 *visitor parking stalls* per *unit*.
- (2) For *development* containing *Dwelling Units* or *Live Work Units*, the maximum *motor vehicle parking stall* requirement:
- (a) for each *Dwelling Unit* or *Live Work Unit* less than 60.0 square metres is 1.0 stall per *unit* for resident parking;
  - (b) for each *Dwelling Unit* or *Live Work Unit* 60.0 square metres or greater is 2.0 stalls per *unit* for resident; and
  - (c) for each *Dwelling Unit* or *Live Work Unit* is 0.15 *visitor parking stalls* per *unit*.
- (3) The minimum number of *motor vehicle parking stalls* for:
- (a) **Office** is 2.0 stalls per 100.0 square metres of *gross usable floor area*;
  - (b) **Retail and Consumer Service** is 3.0 stalls per 100.0 square metres of *gross usable floor area*; and
  - (c) **Restaurant: Food Service Only – Small, Restaurant: Food Service Only – Medium, Restaurant: Licensed – Small, and Restaurant: Licensed – Medium** is 0.5 stalls per 10.0 square metres of gross *public area*.

- (4) The maximum number of **motor vehicle parking stalls** for:
  - (a) **Retail and Consumer Service** is 4.8 stalls per 100.0 square metres of total **gross usable floor area**;
  - (b) **Restaurant: Food Service Only – Small, Restaurant: Food Service Only – Medium, Restaurant: Licensed – Small, and Restaurant: Licensed – Medium** is 2.85 stalls per 10.0 square metres of gross **public area**.

**Required Bicycle Parking Stalls**

- 26 The minimum number of **bicycle parking stalls – class 1** for:
- (a) each **Dwelling Unit** and **Live Work Unit** is:
    - (i) no requirement where the number of **units** is less than 20.0; and
    - (ii) 0.5 stalls per **unit** where the total number of **units** is 20.0 or more; and
  - (b) all other **uses** is the minimum requirement referenced in Part 4 of Bylaw 1P2007.

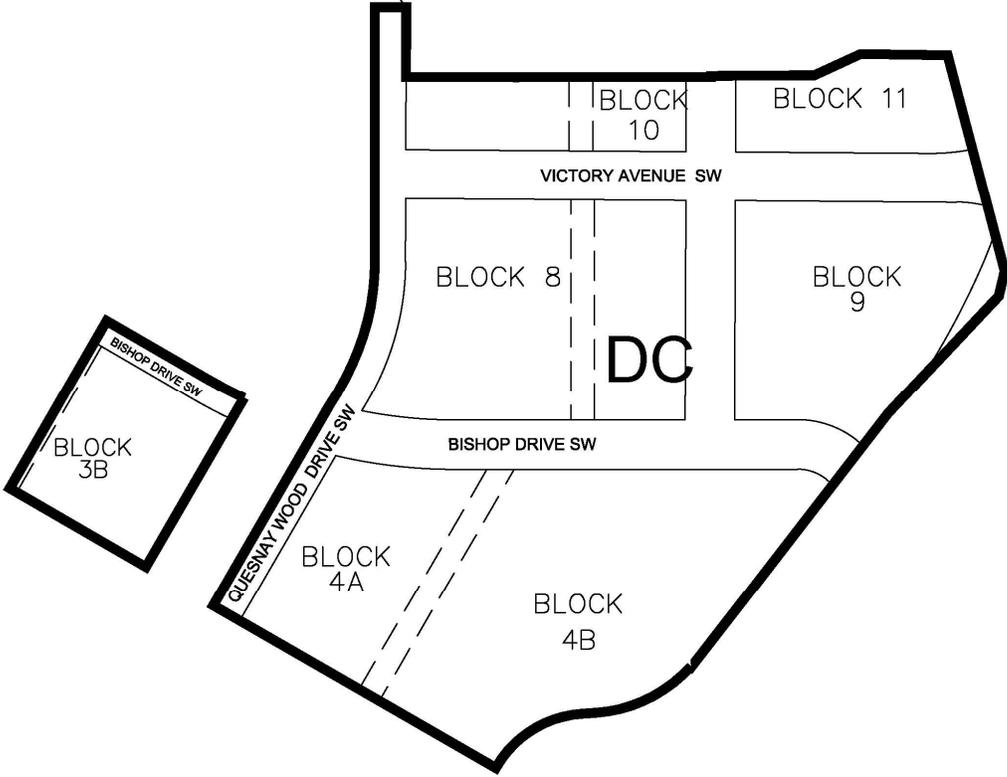
**Centralized Motor Vehicle Parking Requirement**

- 27 **Motor vehicle parking stalls** and **bicycle parking stalls** required for **uses** in this Direct Control District may be shared and supplied on any one **parcels** or combination of **parcels** in this Direct Control District.

**Interim Use**

- 28 (1) A **development permit** for an **Interim Use** must not be issued for a period exceeding five (5) years.
- (2) An **Interim Use** must only be located within **buildings** existing at the time of the effective date of this Direct Control District.
- (3) Notwithstanding subsection (2), the following **Interim Uses** may occur outside of a **building** provided the total surface area of the **use** is substantially the same in size to the total surface area of the **use** as it existed at the time of the effective date of this Direct Control District or, where the **use** did not exist at the time of the effective date of this Direct Control District, the total surface area of the **use** does not exceed 12,000 square metres:
- (a) **Equipment Yard;**
  - (b) **Self Storage Facility;**
  - (c) **Storage Yard;**
  - (d) **Tree Farm;**
  - (e) **Vehicle Storage - Large; and**
  - (f) **Vehicle Storage – Passenger.**

SCHEDULE C



PROPOSED

Legend:

-  DC Boundary
-  Historic Resource
-  BLOCK 4B Block
-  Mews