

BYLAW NUMBER 183D2016

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2016-0070)**

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.

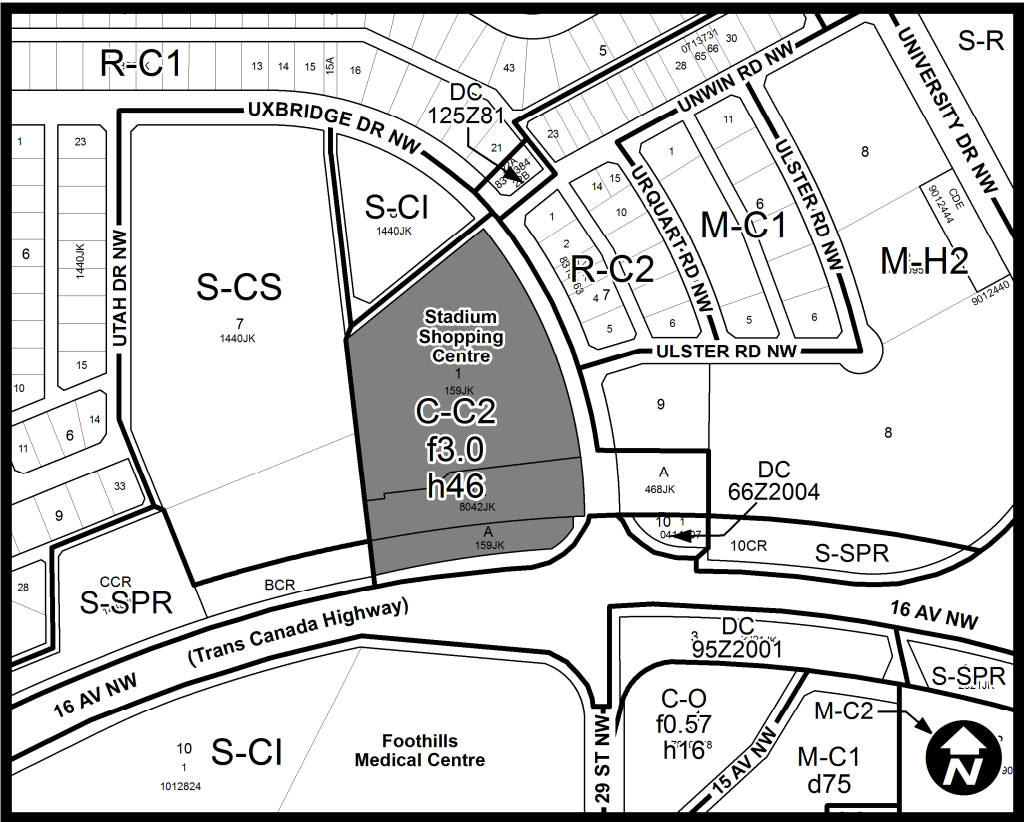
READ A SECOND TIME THIS ____ DAY OF _____, 2016.

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

MAYOR
SIGNED THIS ____ DAY OF _____, 2016.

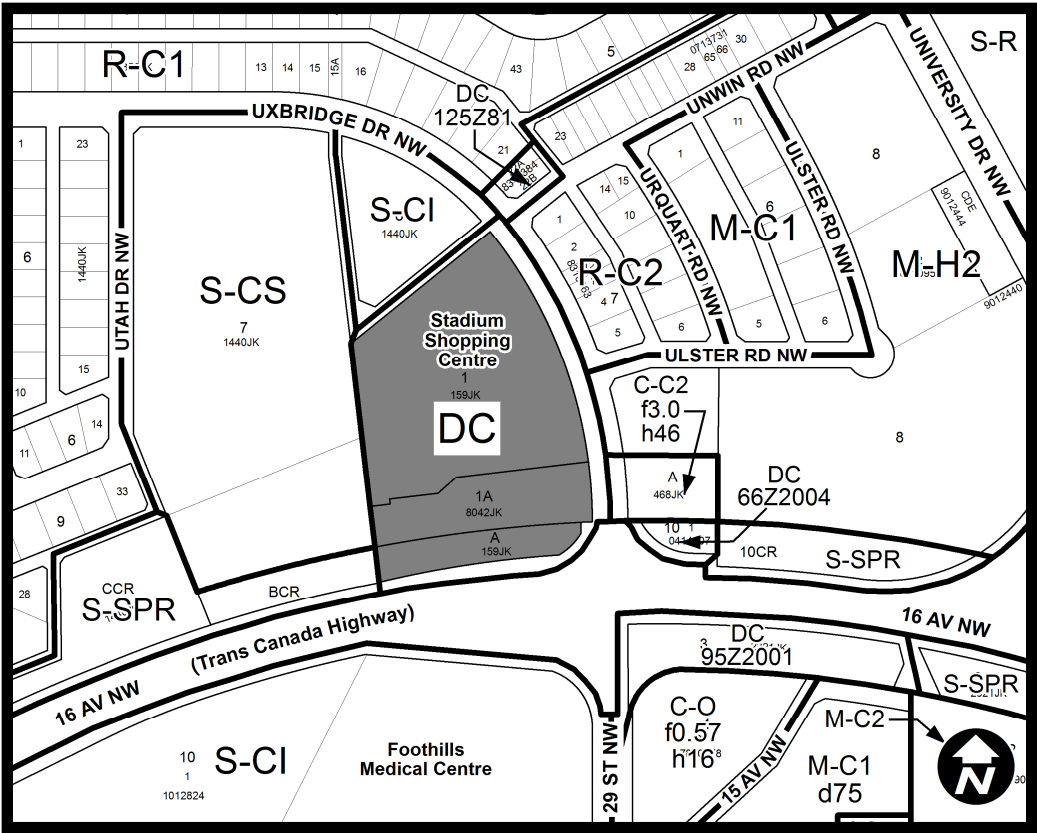
CITY CLERK
SIGNED THIS ____ DAY OF _____, 2016.

SCHEDULE A



PROPOSED

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to:
- (a) accommodate the redevelopment of the Stadium Shopping Centre;
 - (b) fulfill the vision of the Stadium Shopping Centre Area Redevelopment Plan; and
 - (c) establish setback, landscape and parking requirements reflective of Stadium Shopping Centre Area Redevelopment Plan.

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 – Community 2 (C-C2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified below, the rules of Commercial – Community 2 (C-C2) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7 The maximum **floor area ratio** is 3.0.

Building Height

- 8 The maximum **building height** is 46.0 metres.

Location of Uses within Buildings

- 9 (1) **Dwelling Units** and **Live Work Units** may be located on the ground floor of a **building**.
- (2) “Commercial Uses” and **Live Work Units**:
- (a) may be located on the same floor as **Dwelling Units**; and
 - (b) must not share an internal hallway with **Dwelling Units**.
- (3) Where this section refers to “Commercial Uses”, it refers to the listed **uses** in section 758 and 759 of Land Use Bylaw 1P2007, other than **Dwelling Units** and **Live Work Unit**.

Outdoor Café Rules

- 10 An **Outdoor Café**:
- (a) has no maximum size;
 - (b) does not have any limitation on the height of its floor above any **storey**; and
 - (c) may have outdoor speakers.

Restaurant Rules

- 11 **Restaurant: Licensed – Large** and **Restaurant: Licensed – Medium** have no minimum separation distance required from an **adjacent residential district**.

General Landscaped Area Rules

- 12 (1) **Landscaped Areas** may include both **hard surface landscaped areas** and **soft surface landscaped areas** and must be provided in accordance with a landscape plan approved by the **Development Authority**.

- (2) No other landscaping requirements or rules apply in this Direct Control District.

Required Motor Vehicle Parking Stalls

- 13 (1) Subject to subsection (2), the **motor vehicle parking stalls** for all **uses** referenced in sections 4 and 5 of this Direct Control District are the requirements set out in Bylaw 1P2007.
- (2) The maximum cumulative number of required **motor vehicle parking stalls** for all **uses** referenced in sections 4 and 5 of this Direct Control District is 1210.

Discretion of the Development Authority

- 14 (1) Except as otherwise provided in subsection (2), the **Development Authority** may relax the rules of this Direct Control District in accordance with the test for relaxation in Bylaw 1P2007.
- (2) The rules in sections 7 and 8 of this Direct Control District may not be relaxed.