

BYLAW NUMBER 115D2016

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2015-0030)**

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;

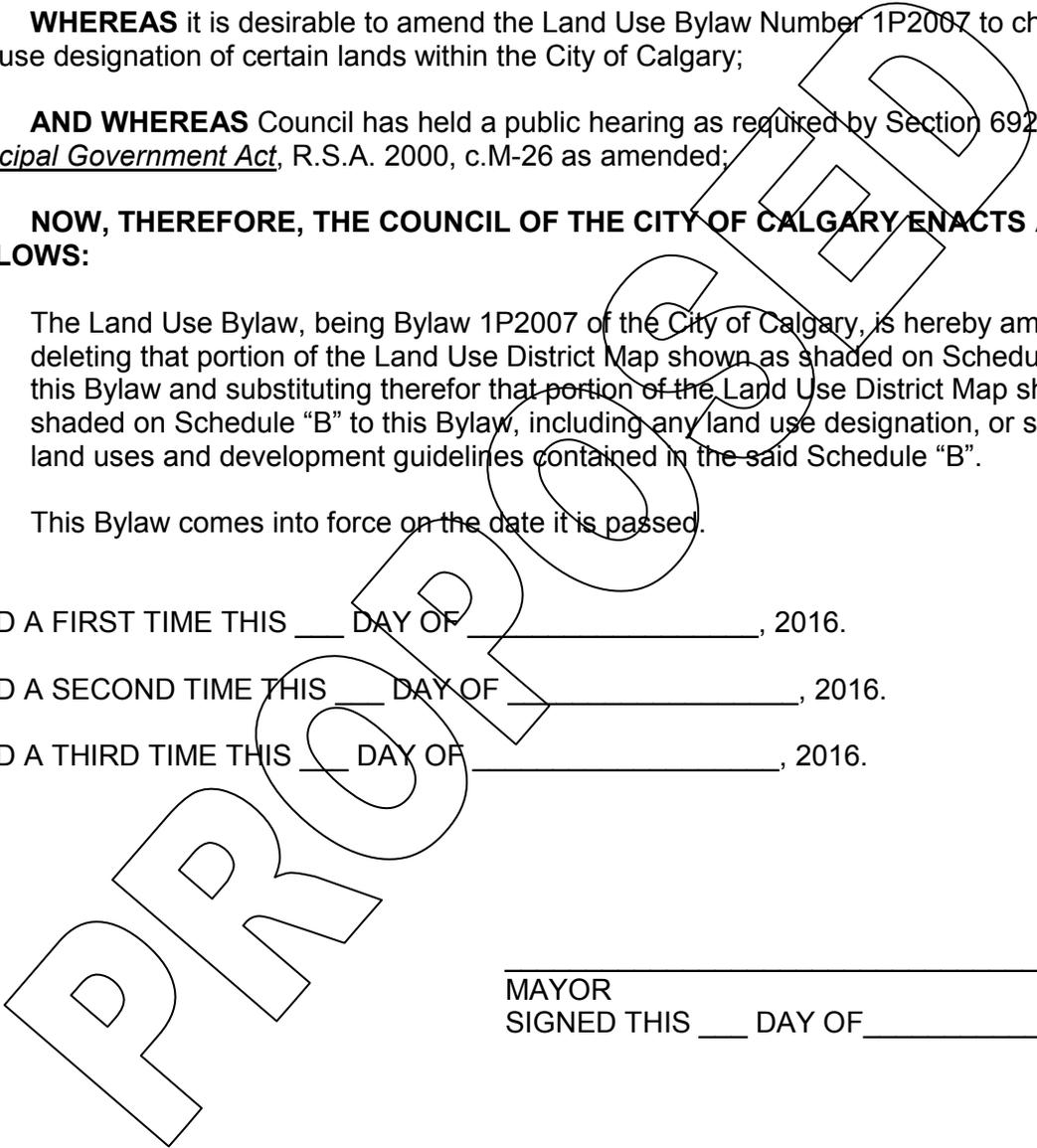
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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.

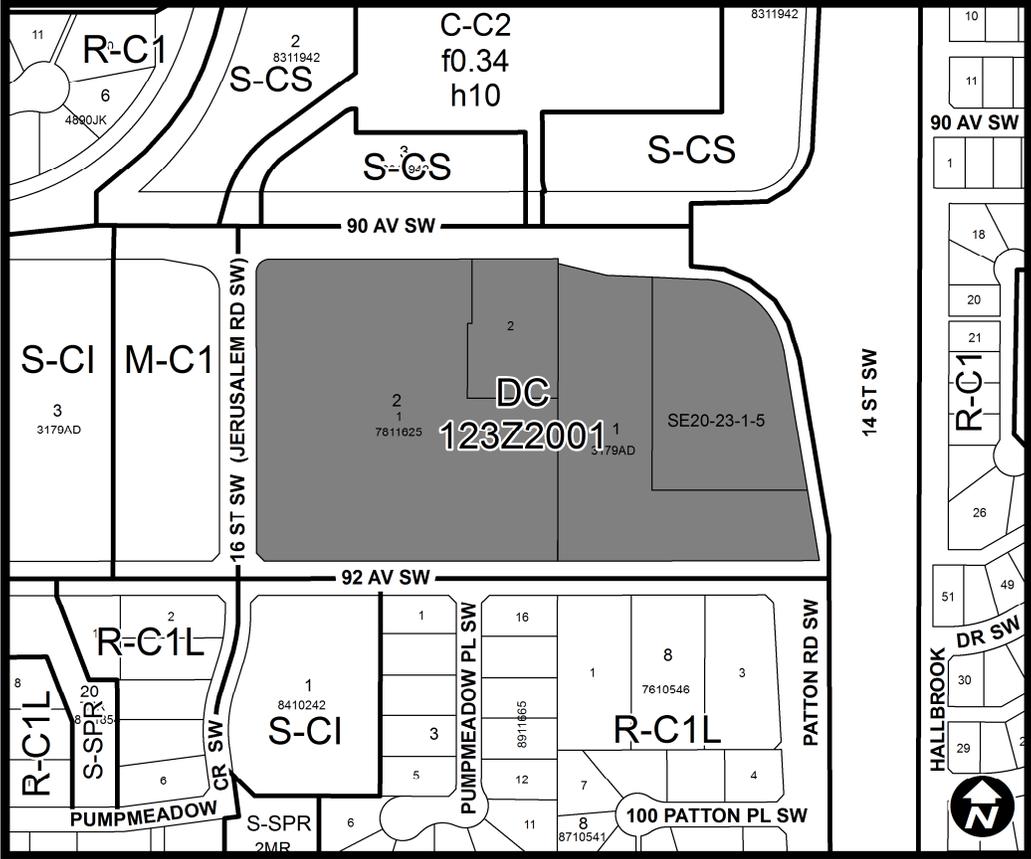
READ A THIRD TIME THIS ___ DAY OF _____, 2016.



MAYOR
SIGNED THIS ___ DAY OF _____, 2016.

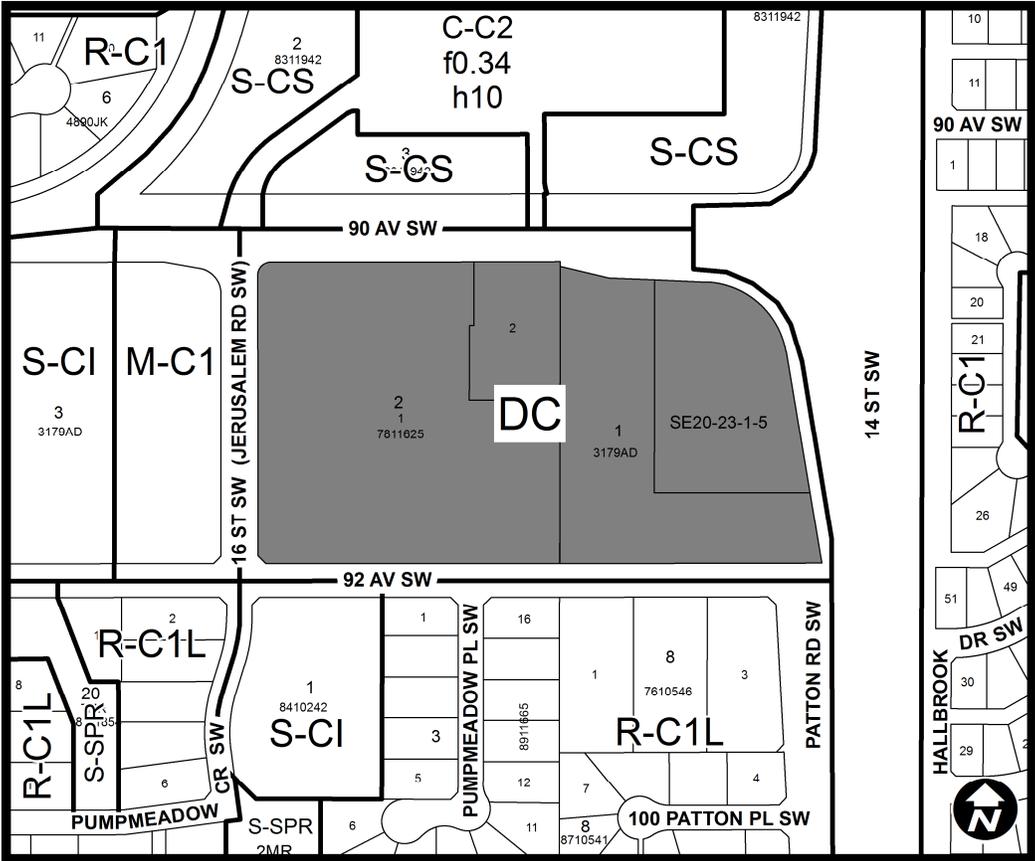
CITY CLERK
SIGNED THIS ___ DAY OF _____, 2016.

SCHEDULE A



PROPOSED

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to:
 - (a) provide for a mixed-use campus of **buildings** that includes recreational, cultural and institutional **uses**, and a limited number of complementary and supportive commercial **uses**;
 - (b) provide **uses** for a wide variety of demographic profiles including but not limited to **Child Care Services; Indoor Recreation Facilities** and **Assisted Living** or **Residential Care** facilities;

PROPOSED

- (c) be sensitive to the context of the adjacent residential area through setback and **density** rules; and
- (d) locate **uses** within the site to maximize current and future Transit-Oriented Development principles.

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 Special Purpose – Community Institution (S-CI) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District:

Discretionary Uses

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

- (a) **Assisted Living;**
- (b) **Child Care Service;**
- (c) **Community Recreation Facility;**
- (d) **Conference and Event Facility;**
- (e) **Drinking Establishment – Medium;**
- (f) **Drinking Establishment – Small;**
- (g) **Dwelling Unit;**
- (h) **Food Kiosk;**
- (i) **Home Occupation – Class 2;**
- (j) **Indoor Recreation Facility;**
- (k) **Library;**
- (l) **Multi-Residential Development;**
- (m) **Museum;**
- (n) **Performing Arts Centre;**
- (o) **Place of Worship – Medium;**
- (p) **Place of Worship – Small;**
- (q) **Residential Care;**
- (r) **Restaurant: Food Service Only – Medium;**
- (s) **Restaurant: Food Service Only – Small;**
- (t) **Restaurant: Licensed – Medium;**
- (u) **Restaurant: Licensed – Small;**
- (v) **Retail and Consumer Service;**
- (w) **School – Private;**
- (x) **Service Organization;**
- (y) **Sign – Class C;**
- (z) **Sign – Class D;**
- (aa) **Sign – Class E;**

- (bb) **Social Organization**; and
- (cc) **Utility Building**.

(2) The following **uses** are additional **discretionary uses** in this Direct Control District when they are located in a **building** containing **Assisted Living**:

- (a) **Medical Clinic**.

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the Special Purpose – Community Institution (S-CI) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7 (1) The maximum **floor area ratio** for all **buildings** in the Direct Control District is 0.75.
- (2) Notwithstanding subsection (1), an increase in the maximum **floor area ratio** to 0.95 may be considered by the **Development Authority** through a **development permit** application. No application for additional **floor area ratio** will be considered without an accompanying Transportation Impact Assessment.

Density

- 8 (1) The maximum **density** for the Direct Control District is 15 **units** per hectare.
- (2) Notwithstanding subsection (1), an increase in the maximum **density** to 30 **units** per hectare may be considered by the **Development Authority** through a **development permit** application. No application for additional **density** will be considered without an accompanying Transportation Impact Assessment.

Height

9 The maximum **building height** is 25.0 metres.

Setback Area

- 10 (1) For new **buildings** or additions to existing **buildings**, where the **parcel** shares a **property line** with 90 Avenue SW, 16 Street SW or 14 Street SW, the **setback area** from the shared **property line** must have a minimum depth of 3.0 metres.
- (2) Where the **parcel** shares a **property line** with 92 Avenue SW, the **setback area** from the shared **property line** must have a minimum depth of 30.0 metres.

Use Rules

- 11 (1) The maximum combined number of **Assisted Living** or **Residential Care units** is 200.
- (2) Notwithstanding subsection (1), an increase in the maximum combine number of **Assisted Living** or **Residential Care units** to a total of 400 **units** combined may be considered by the **Development Authority** through a **development permit**

application. No application for additional **units** will be considered without an accompanying Transportation Impact Assessment.

- (3) The maximum number of children for **Child Care Service** is 160.
- (4) The maximum number of students for **School – Private** is 440.

Building Articulation

12 All **buildings** with a façade facing 90 Avenue SW shall incorporate the following:

- (a) façade articulation;
- (b) entries at **grade**;
- (c) use of varied **building** materials; and
- (d) exterior walls at **grade** that are clear glazed or consist primarily of windows, except where the walls abut another **parcel** and where they contain structural elements of the **building**.

Site Access

13 There must be no direct access from 92 Avenue SW, except for emergency vehicles.

