

BYLAW NUMBER 36D2016

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2014-0161)**

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.

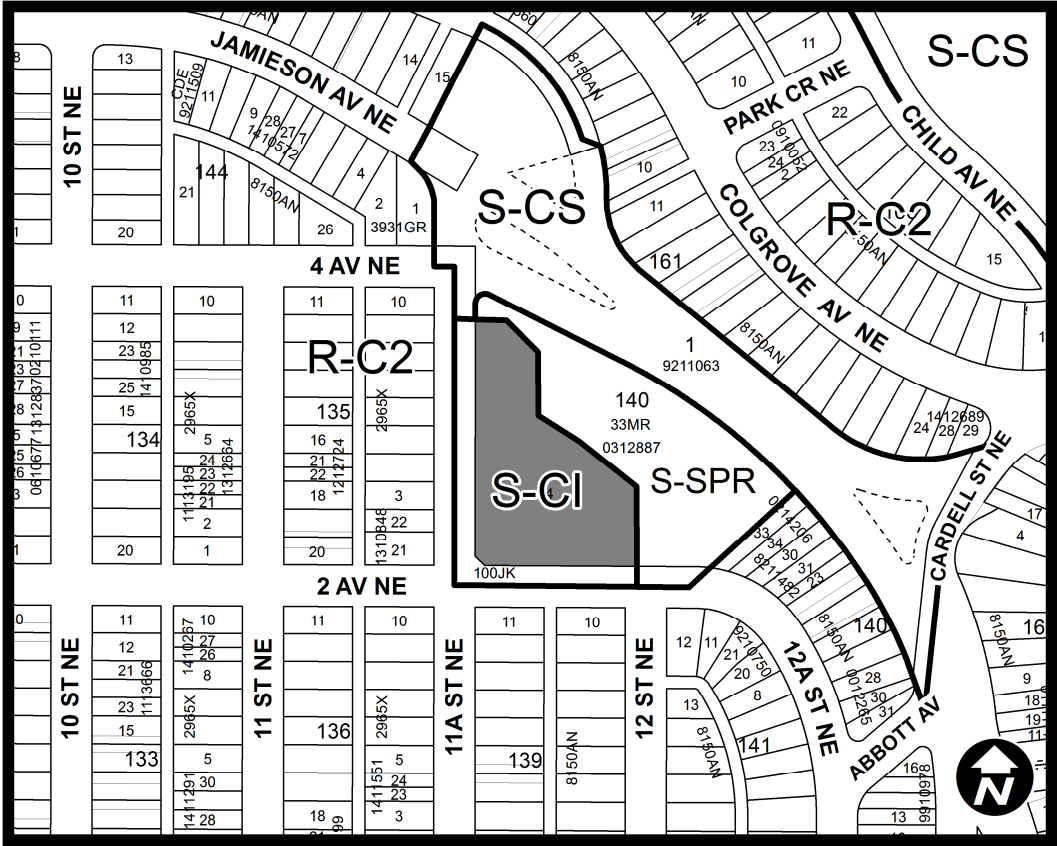
READ A SECOND TIME THIS ____ DAY OF _____, 2016.

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

MAYOR
SIGNED THIS ____ DAY OF _____, 2016.

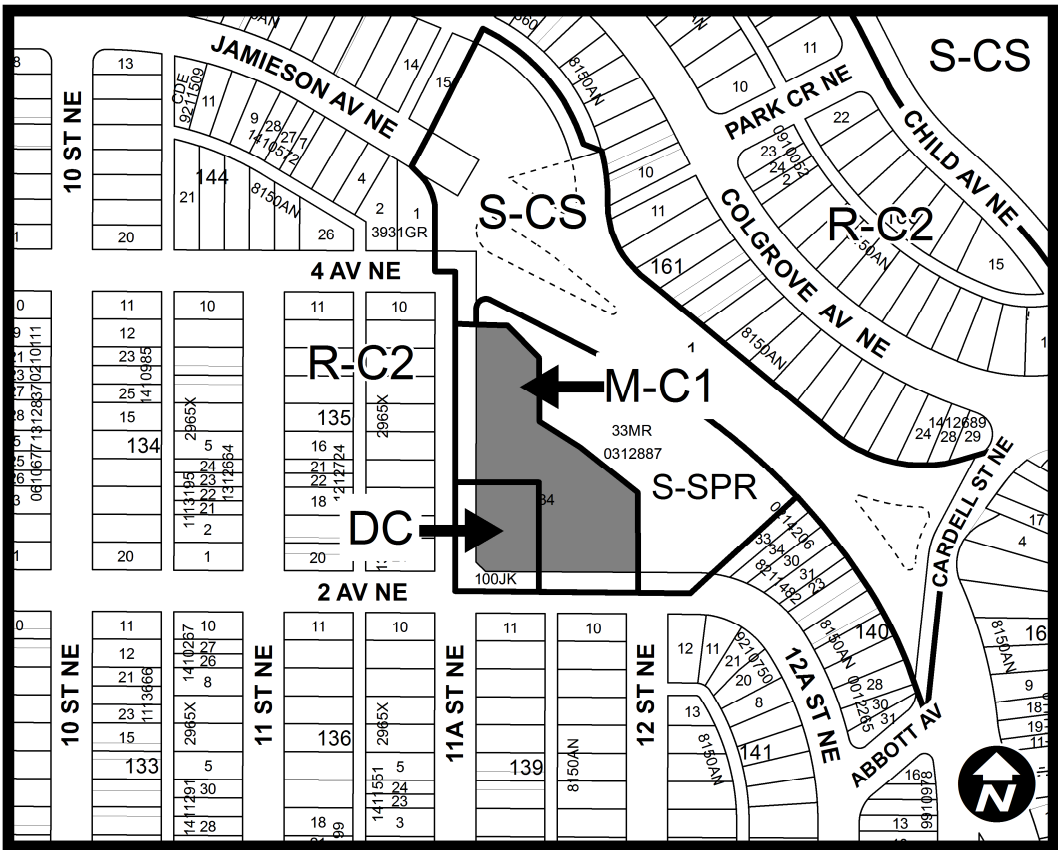
CITY CLERK
SIGNED THIS ____ DAY OF _____, 2016.

SCHEDULE A



PROPOSED

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to allow for the preservation and adaptive re-use of the **Heritage Building** by allowing for additions to the **Heritage Building** and a mix of **uses** within the **Heritage Building**.

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

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- 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) “**Heritage Building**” means the historic **building** known as the Bridgeland School located at 414 - 11A Street NE which is a City Wide Historic Resource on The Calgary Heritage Authority’s Inventory of Evaluated Historic Resources.

Defined Uses

5 In this Direct Control District,

- (a) “**Arts Incubator**” means a **use**:
- (i) where art may be produced by individuals;
 - (ii) where artistic practices and community programming are developed, instructed, researched, exhibited, presented or administered;
 - (iii) where art or cultural resources, including but not limited to, artefacts, literature, publications and other materials related to art may be made, displayed, stored or maintained;
 - (iv) that may include ancillary retail activities;
 - (v) where groups may assemble to participate in recreation, social or cultural activities;
 - (vi) that may include ancillary areas for the preparation and consumption of food and beverages within the **Heritage Building** or outside of the **Heritage Building**; and
 - (vii) where a specific license for the sale of liquor may be issued by the Alberta Gaming and Liquor Commission, that allows minors on the premises at any time.
- (b) “**Event Facility**” means a **use**:
- (i) that provides facilities for meetings, seminars or other special events; and
 - (ii) where live performance of theatre, music, dance or other artistic activities are available to the public.

Permitted Uses

- 6 The **permitted uses** of the Special Purpose – Community Service (S-CS) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

7 The **discretionary uses** of the Special Purpose – Community Service (S-CS) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Accessory Food Service;**
- (b) **Accessory Liquor Service;**
- (c) **Arts Incubator;**
- (d) **Artists Studio;**
- (e) **Event Facility;**
- (f) **Instructional Facility;**
- (g) **Office;**
- (h) **Performing Arts Centre;**
- (i) **Place of Worship – Small;**
- (j) **Retail and Consumer Service;**
- (k) **Restaurant: Licensed – Small; and**
- (l) **Social Organization.**

Bylaw 1P2007 District Rules

8 Unless otherwise specified, the rules of the Special Purpose – Community Service (S-CS) District of Bylaw 1P2007 apply in this Direct Control District.

Building Height

9 The maximum **building height** is 16.0 metres.

Use Rules

- 10 (1) All **uses** must be located within a **Heritage Building**.
- (2) **Retail and Consumer Service** must only operate in conjunction with another approved **use**.

Front, Rear and Side Setback Area

- 11 (1) The **setback area** from the front and west **side property lines** must have a minimum depth of 3.0 metres.
- (2) There is no requirement for a **rear setback area**.
- (3) There is no requirement for an east **side setback area**.

Required Motor Vehicle Parking Stalls

12 A minimum of 7.0 **motor vehicle parking stalls** is required for the **Heritage Building**.

Required Bicycle Parking Stalls

13 A minimum of 6.0 **bicycle parking stalls – class 2** is required for the **Heritage Building**.

Required Loading Stalls

14 There is no minimum requirement for **loading stalls**.

Landscaping in Setback Areas

- 15 (1) All **setback areas** on a **parcel**, not including those portions specifically required for motor vehicle access, sidewalks, or any other purpose allowed by the **Development Authority**, must be a **soft surfaced landscaped area** or **hard surfaced landscaped area**.
- (2) All **setback areas** must provide a minimum of 1.0 tree and 2.0 shrubs for every 70.0 square metres.

Additional Landscaping Requirements

- 16 (1) All areas of a **parcel** must be a **soft surfaced landscaped area** or **hard surfaced landscaped area**, unless specifically allowed by the **Development Authority**.
- (2) All **soft surfaced landscaped areas** on a **parcel** with **buildings** used or previously used for **School Authority – School** do not require an underground irrigation system.
- (3) Every **building** on a **parcel** must have at least one pedestrian connection from the **public entrance** to a public sidewalk, or in the case where there is no public sidewalk, to the nearest **street**.
- (4) Where a **building** contains more than one **use**, every **use** that has an exterior **public entrance** must have a pedestrian connection from the **public entrance** to the pedestrian connection referenced in subsection (3).
- (5) Every **building** on a **parcel** must have at least one pedestrian connection from the parking area to the **public entrances** of the **building**.
- (6) The maximum **hard surfaced landscaped area** is 115 square metres.

Relaxations

- 17 The **Development Authority** may relax any of the rules contained in this Direct Control District provided the test for relaxation in accordance with Sections 31 and Section 36 of Bylaw 1P2007 is met.