

BYLAW NUMBER 169D2015

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2014-0143)**

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 _____, 2015.

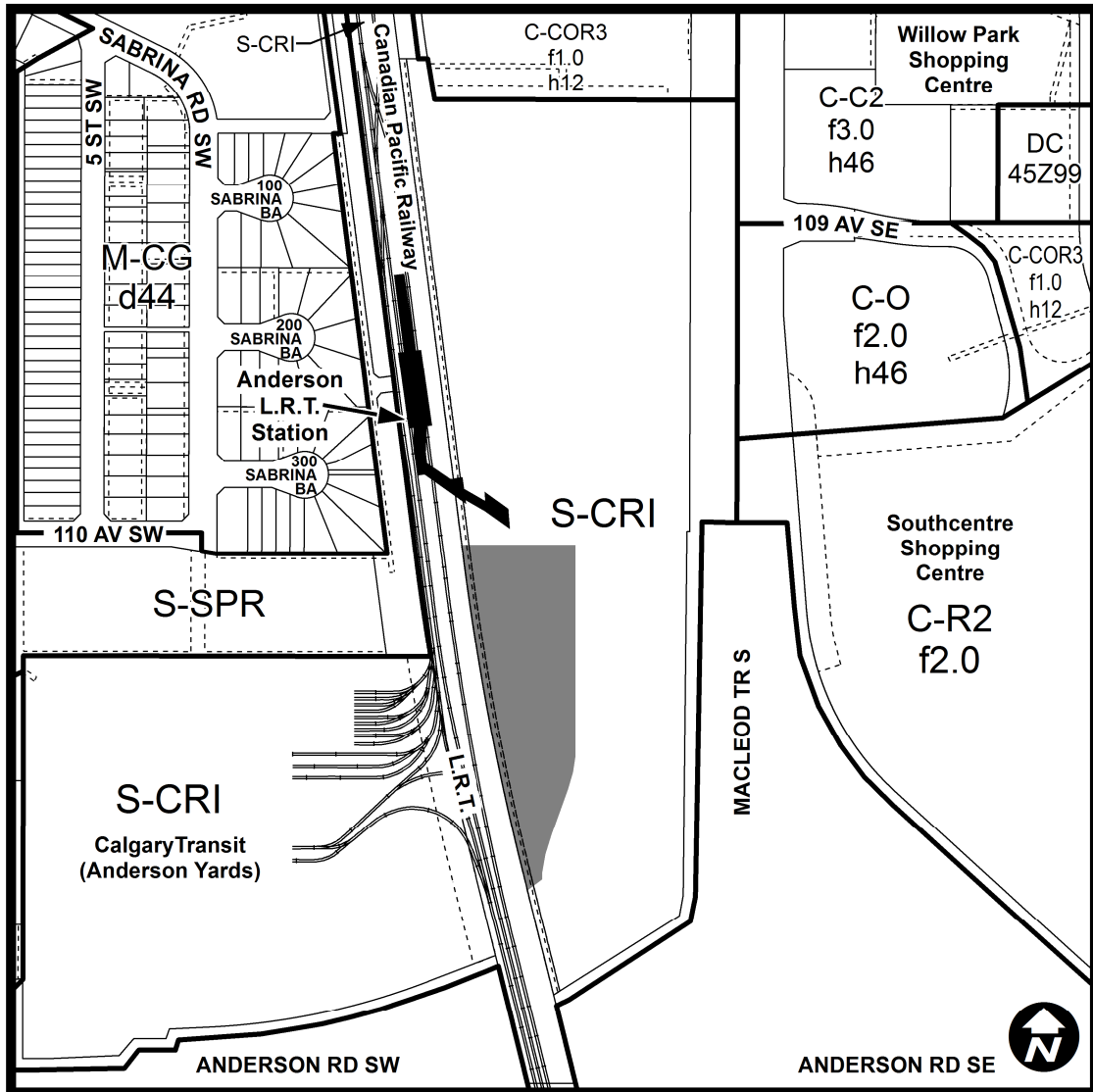
READ A SECOND TIME THIS ____ DAY OF _____, 2015.

READ A THIRD TIME THIS ____ DAY OF _____, 2015.

MAYOR
SIGNED THIS ____ DAY OF _____, 2015.

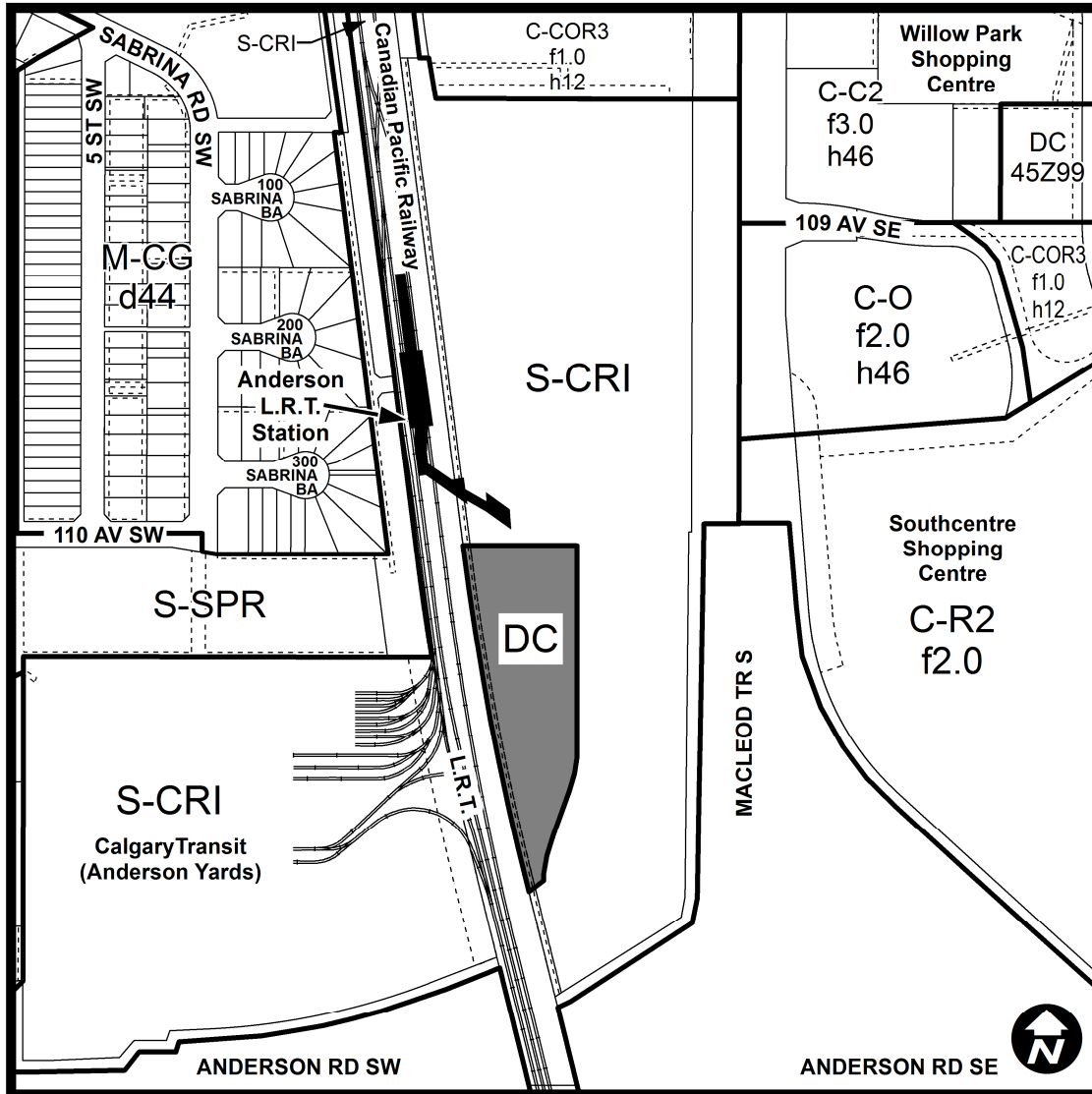
CITY CLERK
SIGNED THIS ____ DAY OF _____, 2015.

SCHEDULE A



PROPOSED

SCHEDULE B



DC DIRECT CONTROL DISTRICT

PROPOSED

Purpose

- 1 This Direct Control District is intended to accommodate:
- (a) land **uses** that support transit use;
 - (b) **buildings** containing select **uses** that contribute to locations of high employment and a limited number of other **uses** that support **Offices**;
 - (c) **development** that is pedestrian-oriented at **grade** and provides a high quality public realm;
 - (d) a maximum **floor area ratio** and maximum **building height** which is sensitive to the surrounding context; and
 - (e) provide **development** standards addressing the site's proximity to the rail corridor.

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

Discretionary Uses

- 5 The **discretionary uses** of the Commercial – Office (C-O) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District

- (a) with the addition of:
 - (i) **Accessory Liquor Service;**
 - (ii) **Artist's Studio;**
 - (iii) **Food Kiosk;**
 - (iv) **Instructional Facility;**
 - (v) **Liquor Store;**
 - (vi) **Market – Minor;**
 - (vii) **Parking Lot – Structure;**
 - (viii) **Place of Worship – Small;**
 - (ix) **Seasonal Sales Area;**
 - (x) **Specialty Food Store;** and
 - (xi) **Social Organization.**
- (b) with the exclusion of:
 - (i) **Conference and Event Facility.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Commercial – Office (C-O) District of Bylaw 1P2007 apply to this Direct Control District.

Floor Area Ratio

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

Building Height

- 8 (1) The minimum **building height** is 12.0 metres.
- (2) Unless otherwise referenced in subsections (3) and (4), the maximum **building height** is 26.0 metres.
- (3) Where a **parcel** shares a **property line** with a **street**, the maximum **building height** is:
- (a) 12.5 metres measured from **grade** within 5.0 metres of that shared **property line**; and
- (b) 26.0 metres measured from **grade** at a distance greater than 5.0 metres from that shared **property line**.
- (4) Where a **parcel** shares a **property line** with a **parcel** designated as a **special purpose district**, the maximum **building height** is:
- (a) 12.5 metres measured from **grade** within 12.0 metres of that shared **property line**; and
- (b) 26.0 metres measured from **grade** at a distance greater than 12.0 metres from that shared **property line**.

Building Façade

- 9 (1) The length of the **building** façade that faces a **street** must be a minimum of 80.0 per cent of the length of the **property line** it faces.
- (2) In calculating the length of the **building** façade, the depth of any required **rear** or **side setback areas** referenced in sections 11 and 12 will not be included as part of the length of the **property line**.

Front Setback Area

- 10 There is no minimum requirement for a **front setback area**, but where a **front setback area** is provided, it must have a maximum depth of 3.0 metres.

Rear Setback Area

- 11 There is no minimum requirement for a **rear setback area**.

Side Setback Area

- 12 Where a **parcel** shares a **side property line** with a **parcel** designated as:

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- (a) a **special purpose district**, the **side setback area** must have a minimum depth of 6.0 metres;
- (b) a **commercial district**, the **side setback area** must have a minimum depth of 0.0 metres.

Landscaping In Setback Areas

13 Where a **setback area** is provided and shares a **property line** with a **street, LRT corridor** or **special purpose district**, the **setback area** must be landscaped with either a **hard surfaced landscaped area** or a **soft surfaced landscaped area**, or a combination of both.

Required Motor Vehicle Parking Stalls

14 The maximum number of **motor vehicle parking stalls**:

- (a) for an **Office**, when located on floors above the ground floor is:
 - (i) 1.0 stalls per 100.0 square metres of **gross usable floor area**; and
 - (ii) the cumulative number of stalls referenced in subsection (i) are reduced by 0.75 stalls per 50.0 square metres of total **gross usable floor area** to a maximum reduction of 1.5 stalls;
- (b) for a **Retail and Consumer Service** is:
 - (i) 2.0 stalls per 100.0 square metres of total **gross usable floor area** when located on floors above the ground floor;
 - (ii) 2.0 stalls per 100.0 square metres of total **gross usable floor area** when located on or below the ground floor; and
 - (iii) where **Retail and Consumer Service uses** are located on or below the ground floor, the cumulative number of stalls referenced in subsection (ii) are reduced by 1.0 stall per 50.0 square metres of total **gross usable floor area** to a maximum reduction of 3.0 stalls; and
- (c) for a **Child Care Service, Drinking Establishment – Medium, Library, Restaurant: Food Service Only – Medium, Restaurant: Licensed – Medium, and Seasonal Sales Area** is the minimum requirement referenced in Part 4 of Bylaw 1P2007.
- (d) for a **Drinking Establishment – Small, Restaurant: Food Service Only – Small, and Restaurant: Licensed – Small** is 1.70 stalls per 10.0 square metres of **public area**; and
- (e) for all other **uses** is 2.0 stalls per 100.0 square metres of **gross usable floor area**.

Additional Motor Vehicle Parking Requirements

- 15**
- (1) **Motor vehicle parking stalls** must not be located between a **building** and a **street**.
 - (2) **Motor vehicle parking stalls** must not be located between a **building** and a parcel designated as a **special purpose district**.

- (3) Parking structures may be provided above **grade** and must be screened from a **street**.

Required Bicycle Parking Stalls

- 16 (1) The minimum number of **bicycle parking stalls – class 1** for all **uses** is the minimum requirement referenced in Part 4 of Bylaw 1P2007.
- (2) The minimum number of **bicycle parking stalls – class 2** for all **uses** is 5.0 per cent of the minimum number of **motor vehicle parking stalls**.

PROPOSED