

BYLAW NUMBER 114D2015

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2014-0162)**

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.

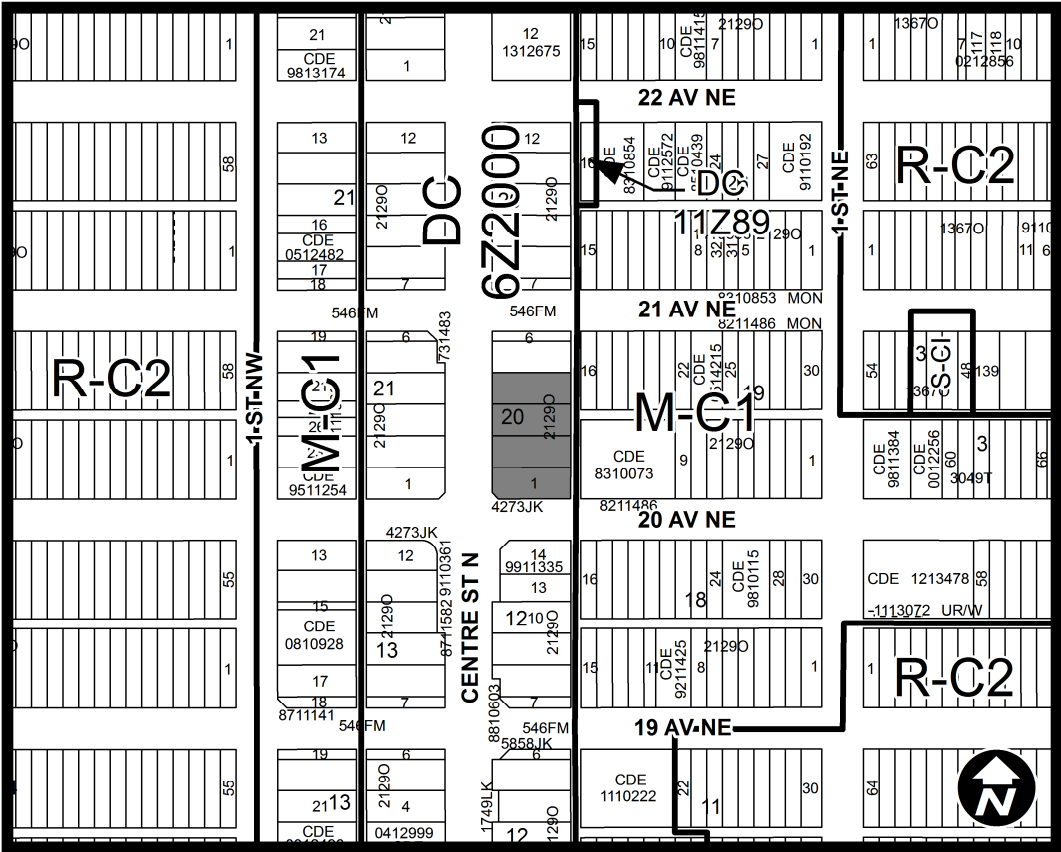
READ A SECOND TIME THIS ____ DAY OF _____, 2015.

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

MAYOR
SIGNED THIS ____ DAY OF _____, 2015.

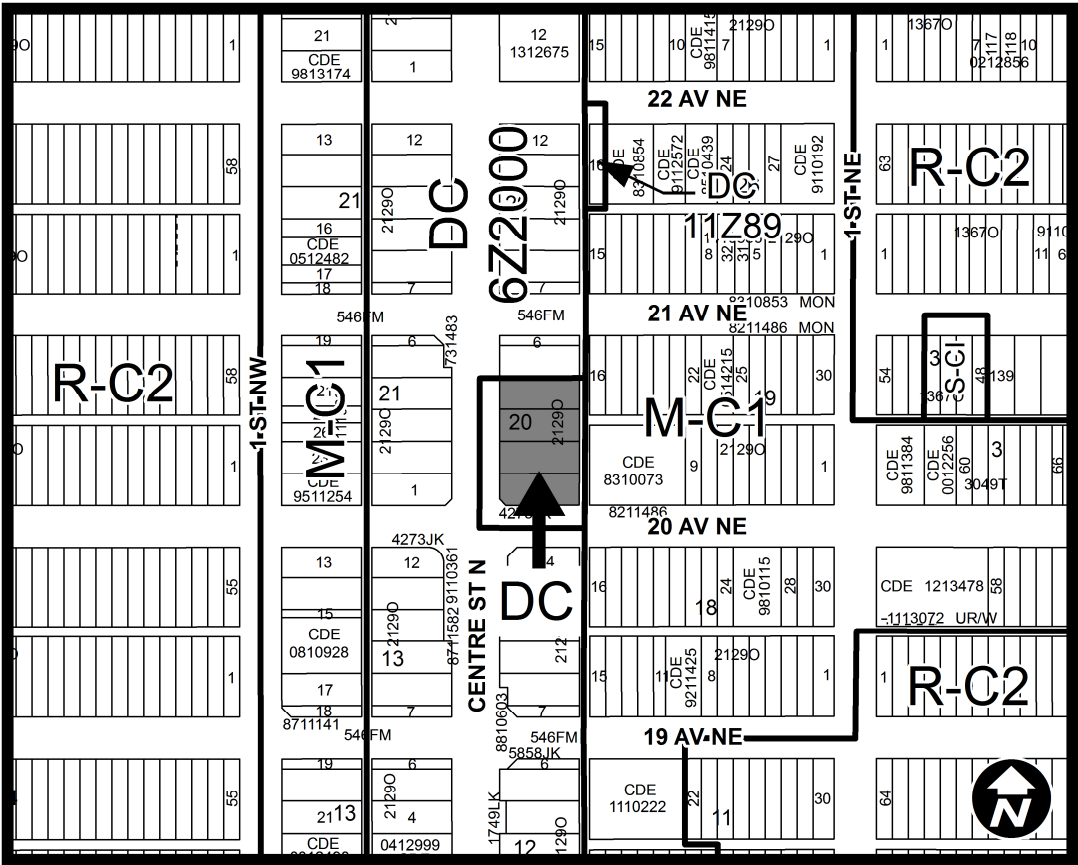
CITY CLERK
SIGNED THIS ____ DAY OF _____, 2015.

SCHEDULE A



PROPOSED

SCHEDULE B



PROPOSED

DC DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to provide for a mixed use **development** within the **parcel** comprising this Direct Control District:

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 – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 apply in this Direct Control District.

Building Height

- 7 The maximum **building height** is 21.0 metres.

Density

- 8 The maximum **floor area ratio** is 2.5.

Locations of Uses within Buildings

- 9 (1) The following **uses** must not be located on the ground floor of **buildings**:

- (a) **Assisted Living;**
 - (b) **Catering Service – Minor;**
 - (c) **Child Care Service;**
 - (d) **Counselling Service;**
 - (e) **Dwelling Unit;**
 - (f) **Health Services Laboratory – With Clients;**
 - (g) **Instructional Facility;**
 - (h) **Medical Clinic;**
 - (i) **Office;**
 - (j) **Place of Worship – Small;**
 - (k) **Post-secondary Learning Institution;**
 - (l) **Residential Care;**
 - (m) **Social Organization; and**
 - (n) **Veterinary Clinic.**
- (2) A minimum of 18.0 percent of the **gross floor area** of **buildings** must contain “Commercial Uses”.
- (3) “Commercial Uses” and **Live Work Units** must not be located above the ground floor of **buildings** and may share an internal hallway.
- (4) Where this section refers to “Commercial Uses”, it refers to the **discretionary uses** and the **permitted uses** of the Commercial – Corridor 1 (C-COR1) District, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit, and Residential Care.**
- (5) The provisions of subsections (1), (2), and (3) may be relaxed by the **Development Authority** provided the relaxation test of Land Use Bylaw 1P2007 is met.