

BYLAW NUMBER 115D2015

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2014-0201)**

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.

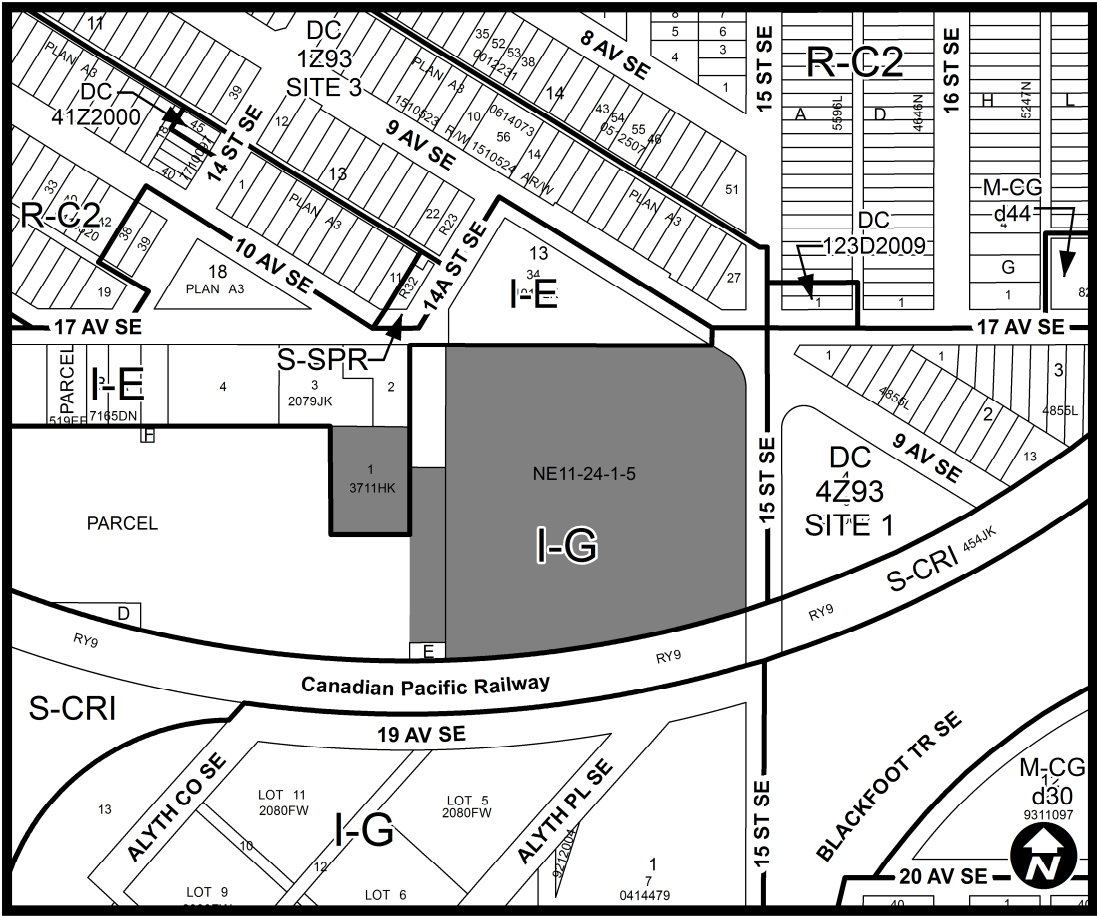
READ A SECOND TIME THIS ____ DAY OF _____, 2015.

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

MAYOR
SIGNED THIS ____ DAY OF _____, 2015.

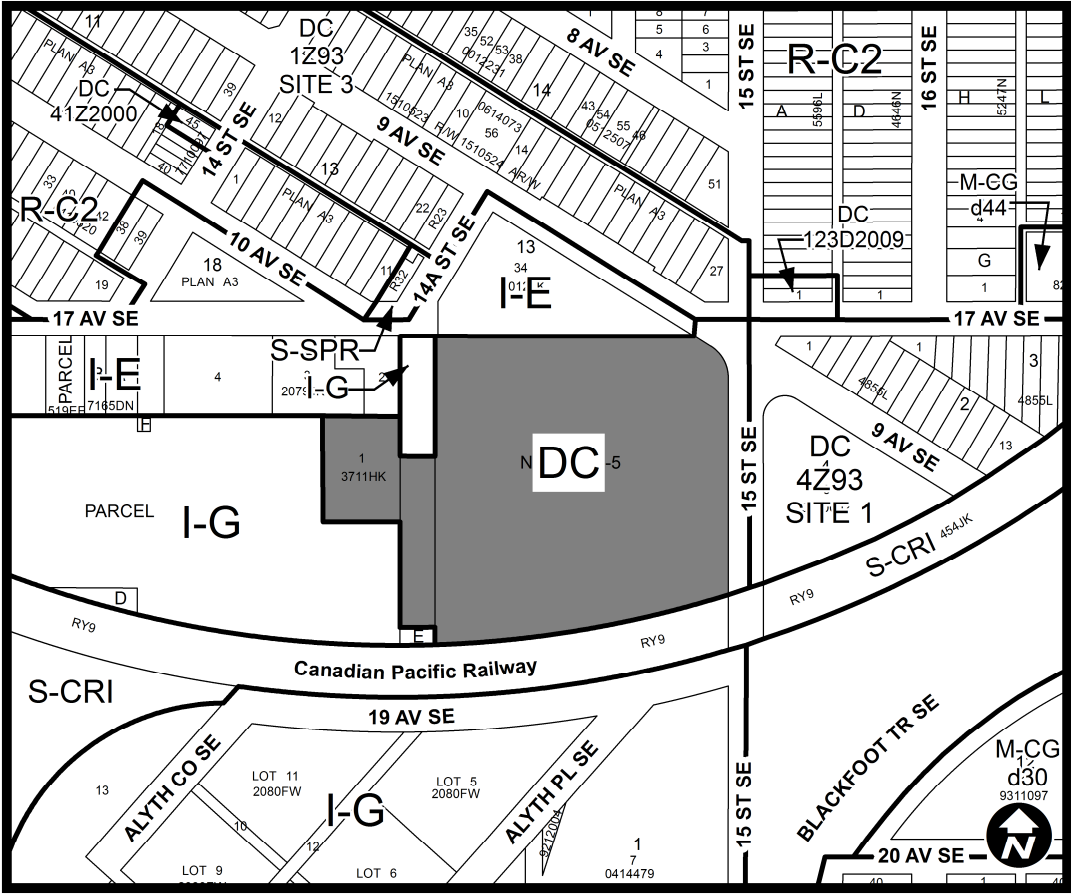
CITY CLERK
SIGNED THIS ____ DAY OF _____, 2015.

SCHEDULE A



PROPOSED

SCHEDULE B



PROPOSED

DC DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to:
- (a) allow for staged, adaptive reuse of existing **buildings** while maintaining the historic industrial character of the site;
 - (b) allow for a broader range of **uses** within existing **buildings** that are compatible with industrial **uses** and serve the surrounding community including limited commercial, **Office** and institutional **uses**.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply.

Reference to Bylaw 1P2007

- 3 Within this Direct Control Bylaw, 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 Industrial – General (I-G) District of Bylaw 1P2007 are the **permitted uses** of this Direct Control District.

Discretionary Uses

- 5 (1) The **discretionary uses** of the Industrial – General (I-G) District of Bylaw 1P2007 are the **discretionary uses** of this Direct Control District.
- (2) The following **uses** are **discretionary uses** within existing **buildings** at the date of passage of this Direct Control District:
- (a) **Artist's Studio;**
 - (b) **Drinking Establishment – Small;**
 - (c) **Fitness Centre;**
 - (d) **Liquor Store;**
 - (e) **Market;**
 - (f) **Market – Minor;**
 - (g) **Medical Clinic;**
 - (h) **School – Private;**
 - (i) **Retail and Consumer Service; and**
 - (j) **Supermarket.**

Location of Uses

- 6 (1) Goods for sale associated with a **Market** may be sold outside of a **building**.
- (2) Minimum separation distances between a **Liquor Store** and a **School – Private** within this Direct Control District may be relaxed at the discretion of the **Development Authority**.
- (3) Minimum separation distances between **Liquor Stores** within this Direct Control District may be relaxed at the discretion of the **Development Authority**.

Rules for Additions

- 7 Additions to existing **buildings** to accommodate the **discretionary uses** listed in 5(2) may be allowed to a maximum of 25 per cent of the **gross floor area** of an associated **building** existing at the date of passage of this Direct Control Bylaw.

Bylaw 1P2007 District Rules

- 8 Unless otherwise specified in this Direct Control District, the rules of the Industrial – General (I-G) District of Bylaw 1P2007 apply in this Direct Control District.

Gross Floor Area for Offices and Administration Areas

- 9 The cumulative **gross floor area** of **Office uses** in a **building** is not restricted in **buildings** existing at the date of passage of this Direct Control Bylaw.

Landscaping in Setback Areas

- 10 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 **hard landscaped** or **soft landscaped** or a combination thereof to the satisfaction of the **Development Authority**.

Employee Area

- 11 The provision of an outdoor area for the use of employees is not required for a **development permit** for a change of **use** within existing **buildings**.