

BYLAW NUMBER 120D2015

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2014-0080)**

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.

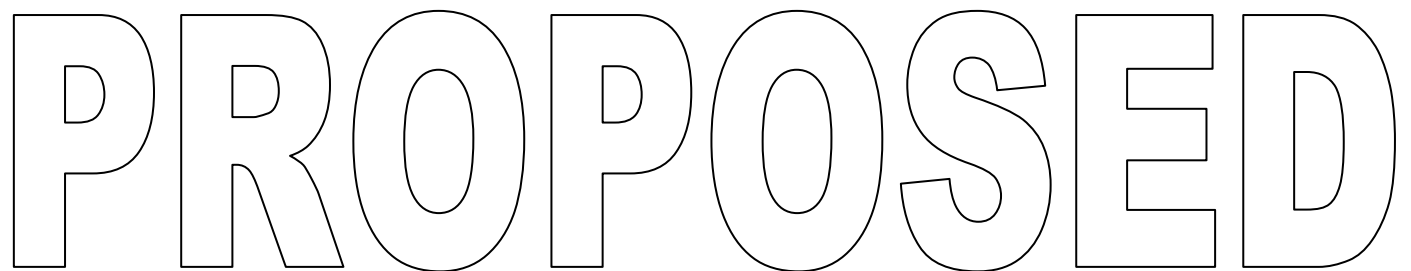
READ A FIRST TIME THIS ____ DAY OF _____, 2015.

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

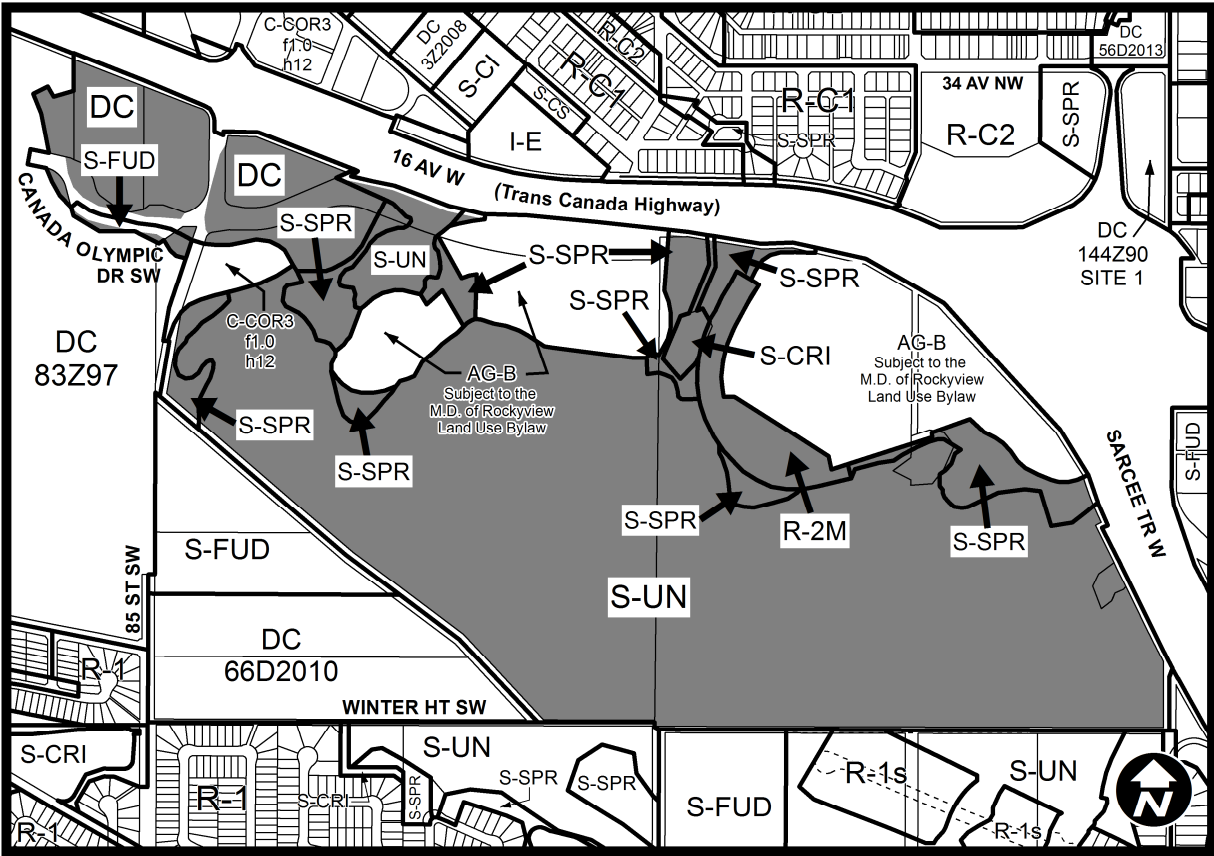
READ A THIRD TIME THIS ____ DAY OF _____, 2015.

MAYOR
SIGNED THIS ____ DAY OF _____, 2015.

CITY CLERK
SIGNED THIS ____ DAY OF _____, 2015.



SCHEDULE B



PROPOSED

DC DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to provide:

- (a) commercial **uses** along a continuous block face on a commercial main **street**;
- (b) **buildings** that are close to each other, the **street** and the public sidewalk on a commercial main **street**;
- (c) opportunities for commercial **uses** on the ground floor of **buildings** and **Dwelling Units** and **Offices** on upper floors;
- (d) for varying **building densities** and heights within a block; and

PROPOSED

- (e) **Offices and Multi-Residential Development** that are not located along a commercial main **street**.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3, 4 and 6 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3 Within the 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 District Control District with the addition of:

- (a) **Multi-Residential Development**

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.

Use Area

- 7 Except as referenced in subsection 8(2) there is no minimum **use area** or maximum **use area** in this District Control District.

Location of Uses Within Buildings

- 8 (1) Unless referenced in (2), the following **uses** must not locate 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) **Live Work Unit;**
- (i) **Medical Clinic;**
- (j) **Place of Worship – Small;**
- (k) **Post-secondary Learning Institution;**
- (l) **Residential Care;**
- (m) **Social Organization; and**
- (n) **Veterinary Clinic.**

- (2) With the exception of **Multi-Residential Development**, a minimum of 20.0 percent of the **gross floor area** of **buildings** in this Direct Control District must contain "Commercial Uses".
- (3) "Commercial Uses" and **Live-Work Units**,
 - (a) may be located on the same floor as **Addiction Treatment, Custodial Care** and **Residential Care**;
 - (b) must not share an internal hallway with **Addiction Treatment, Custodial Care** and **Residential Care**.
- (4) Where this section refers to "Commercial Uses", it refers to the uses listed in Section 4 and 5 of this Direct Control District other than **Addiction Treatment, Custodial Care, Dwelling Units, Multi-Residential Development** and **Residential Care**.

Building Height

- 9
- (1) A maximum of one **building** within this Direct Control District may have a maximum **building height** of 75.0 metres.
 - (2) A maximum of two **buildings** within this Direct Control District may have a maximum **building height** of 50.0 metres.
 - (3) In all other cases, the maximum **building height** is 21.0 metres.

Relaxations

- 10 The **Development Authority** may relax any of the rules contained in this Direct Control District in accordance with Sections 31 and Section 36 of Bylaw 1P2007.