

BYLAW NUMBER 48D2015

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2014-0008)**

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.

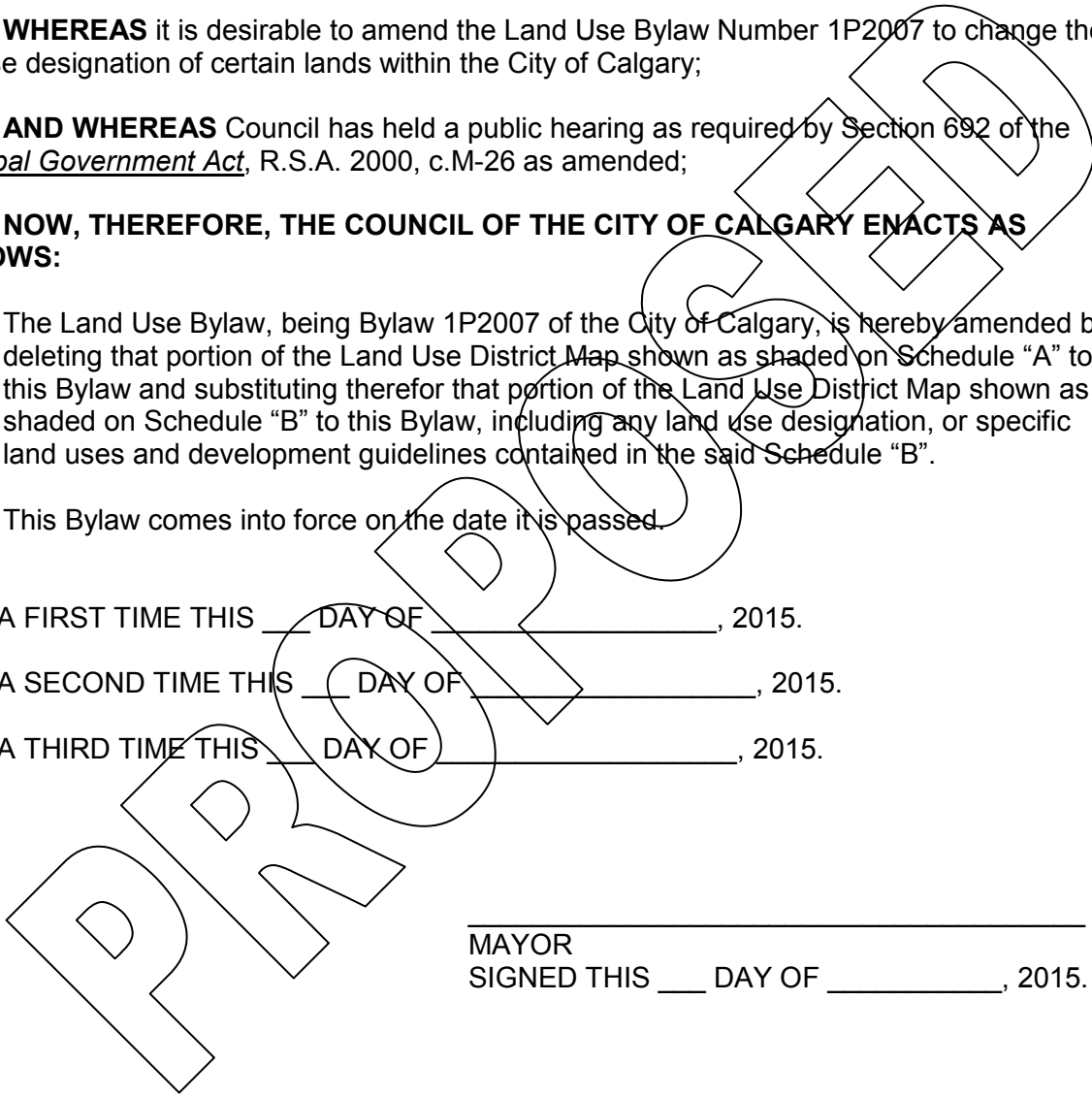
READ A FIRST TIME THIS ___ DAY OF _____, 2015.

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

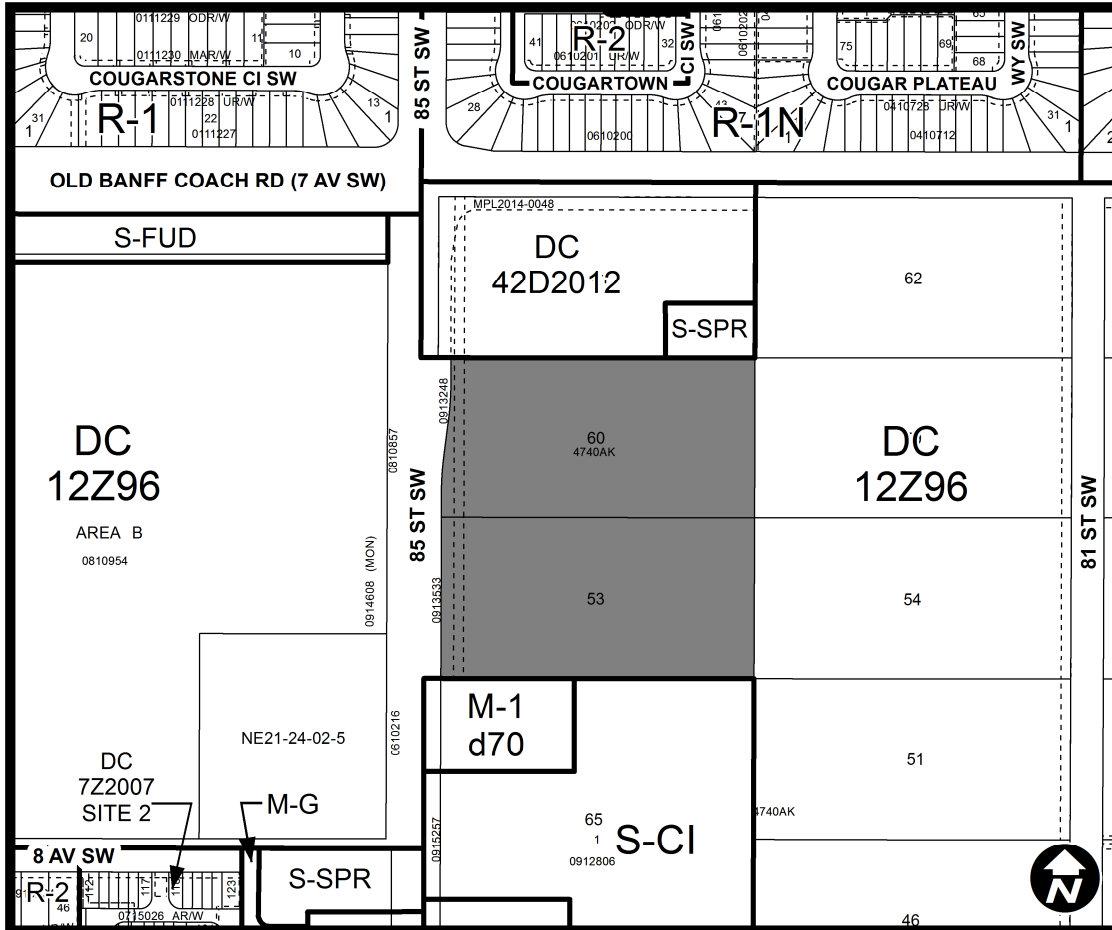
READ A THIRD TIME THIS ___ DAY OF _____, 2015.

MAYOR
SIGNED THIS ___ DAY OF _____, 2015.

CITY CLERK
SIGNED THIS ___ DAY OF _____, 2015.

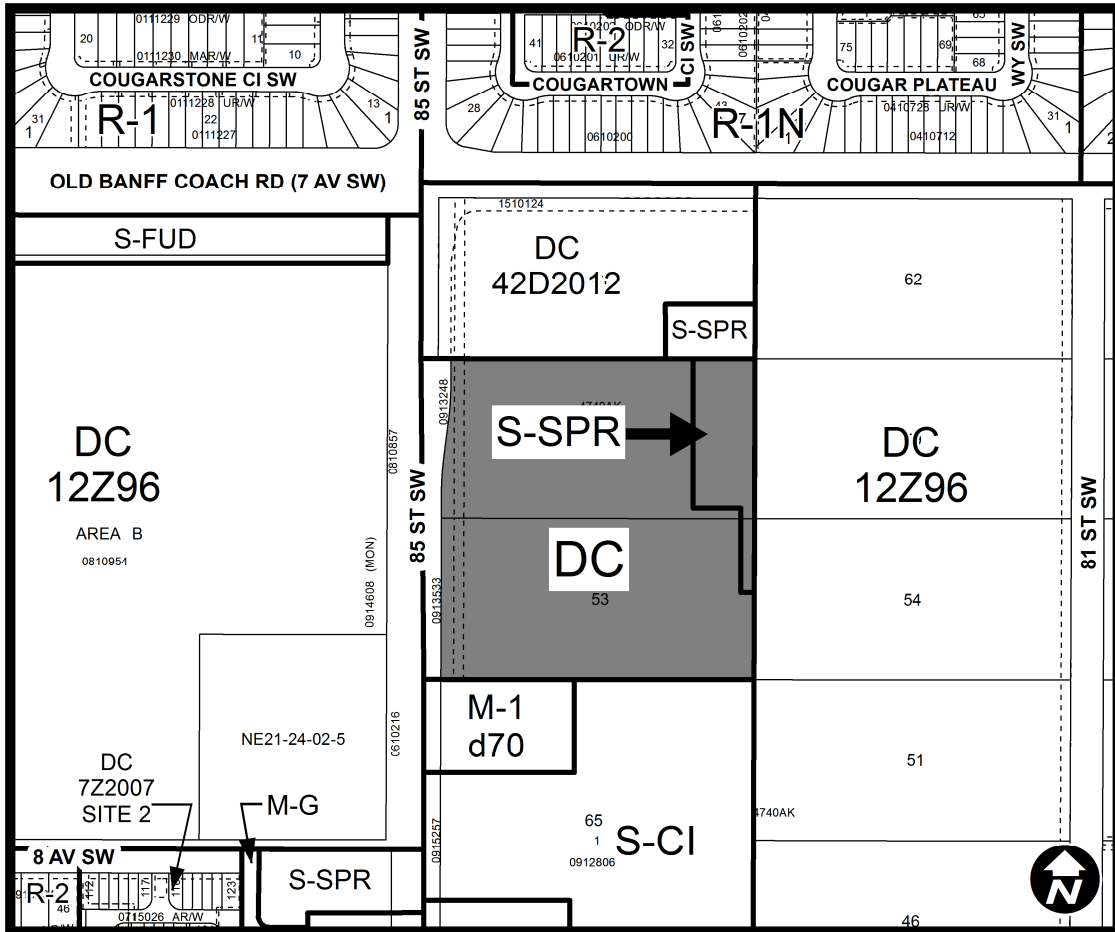


SCHEDULE A



PROPOSED

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to:
 - (a) allow storefronts along a continuous block face;
 - (b) provide commercial **developments** on both sides of Activity Centre **streets**;
 - (c) construct **buildings** that are close to each other, **streets**, public open spaces and the public sidewalk;

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- (d) provide opportunities for commercial **uses** on the ground floor of **buildings** and residential and **office uses** on upper floors along main **streets**; and
- (e) provide opportunities for **Multi-Residential Development** that offers at **grade** access and a direct interface with public open spaces.

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 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.

Floor Area Ratio

- 7 The maximum **floor area ratio** is 4.0.

Building Height

- 8 The maximum **building height** is 30.0 metres.

Location of Uses Within Buildings

- 9 (1) Unless otherwise referenced in subsection (3), 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) **Health Services Laboratory – With Clients;**
- (f) **Instructional Facility;**
- (g) **Medical Clinic;**
- (h) **Office;**
- (i) **Place of Worship – Small;**
- (j) **Post-secondary Learning Institution;**
- (k) **Residential Care;**
- (l) **Social Organization; and**
- (m) **Veterinary Clinic.**

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- (2) **Dwelling Units** shall not be located on the ground floor of **buildings** along the main east-west **street** which connects 85 Street SW and 77 Street SW.
- (3) “Commercial Uses” shall be located on the ground floor of **buildings** within those portions of **buildings** facing the main east-west **street** which connects 85 Street SW and 77 Street SW.
- (4) “Commercial Uses” and **Live Work Units**:
 - (a) may be located on the same floor as **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit** and **Residential Care**; and
 - (b) must not share an internal hallway with **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit** or **Residential Care**.
- (5) Where this section refers to “Commercial Uses”, it refers to the listed **uses** in sections 777 and 778 of Bylaw 1P2007, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit, Live Work Unit** and **Residential Care**.

Amenity Space

- 10
- (1) Unless otherwise referenced in subsection (4), a **balcony, deck**, or **patio** must not be located in any **setback area**.
 - (2) Each **unit** in a **Multi-Residential Development** must have an **amenity space**:
 - (a) provided for the private use of the occupants of the **unit**;
 - (b) that has a minimum area of 7.5 square metres with no dimension less than 2.0 metres; and
 - (c) in the form of a **balcony, deck**, or **patio**.
 - (3) Where a **patio** is located within 4.0 metres of a **lane** or another **parcel**, it must be **screened**.
 - (4) A **patio** may be located between a **street-oriented multi-residential building** and a **property line** shared with a **street** or a **parcel** designated as a Special Purpose – School, Park and Community Reserve (S-SPR) District.