

**BYLAW NUMBER 69D2015**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT LOC2014-0078)**

\*\*\*\*\*

**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.

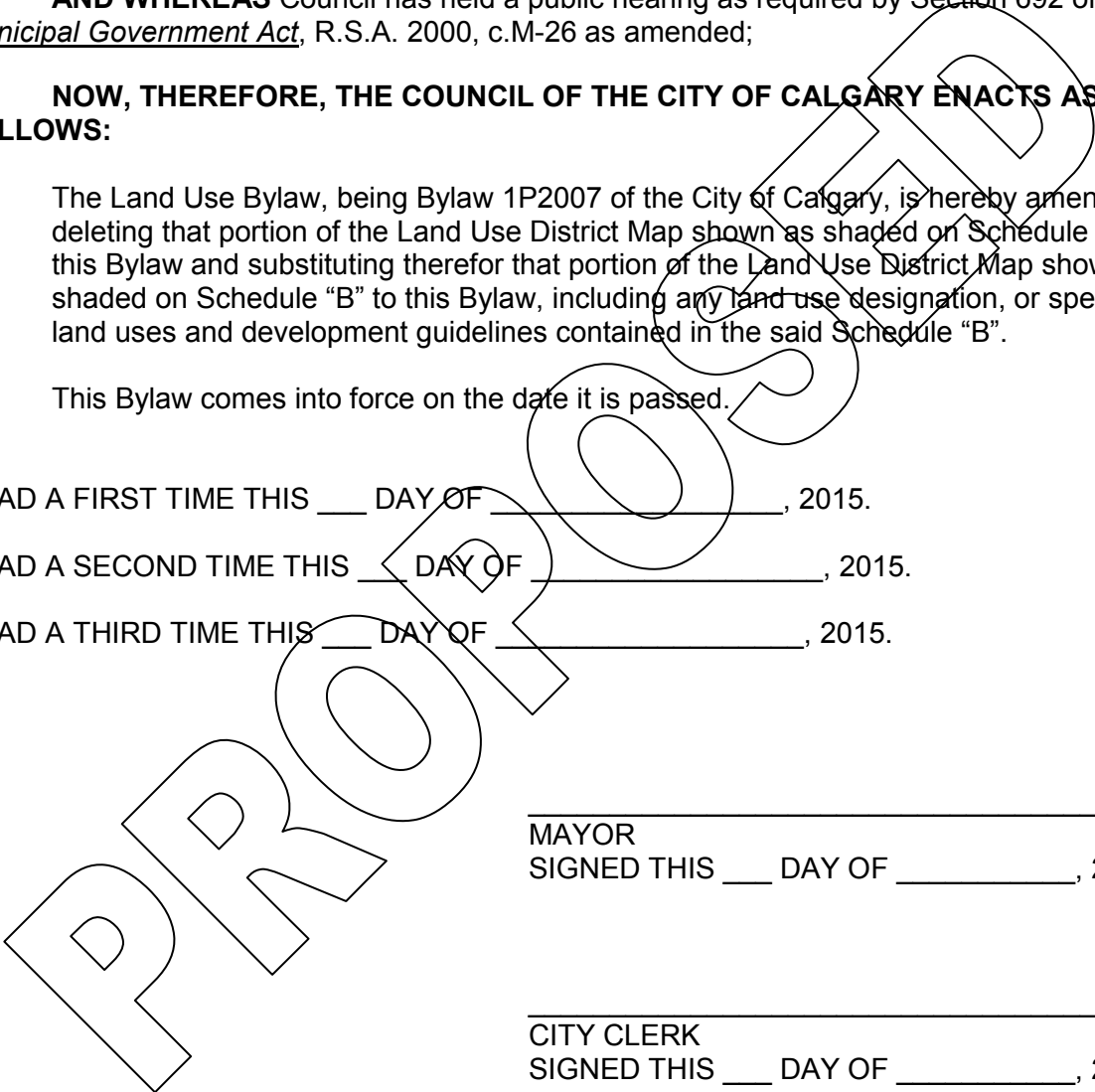
READ A FIRST TIME THIS \_\_\_ DAY OF \_\_\_\_\_, 2015.

READ A SECOND TIME THIS \_\_\_ DAY OF \_\_\_\_\_, 2015.

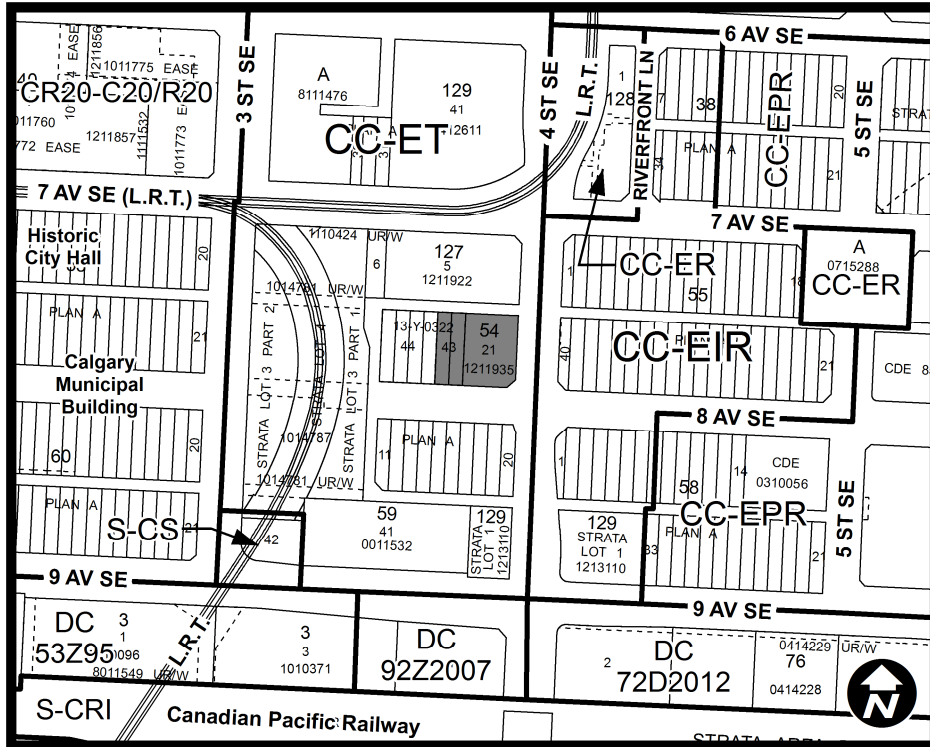
READ A THIRD TIME THIS \_\_\_ DAY OF \_\_\_\_\_, 2015.

\_\_\_\_\_  
MAYOR  
SIGNED THIS \_\_\_ DAY OF \_\_\_\_\_, 2015.

\_\_\_\_\_  
CITY CLERK  
SIGNED THIS \_\_\_ DAY OF \_\_\_\_\_, 2015.

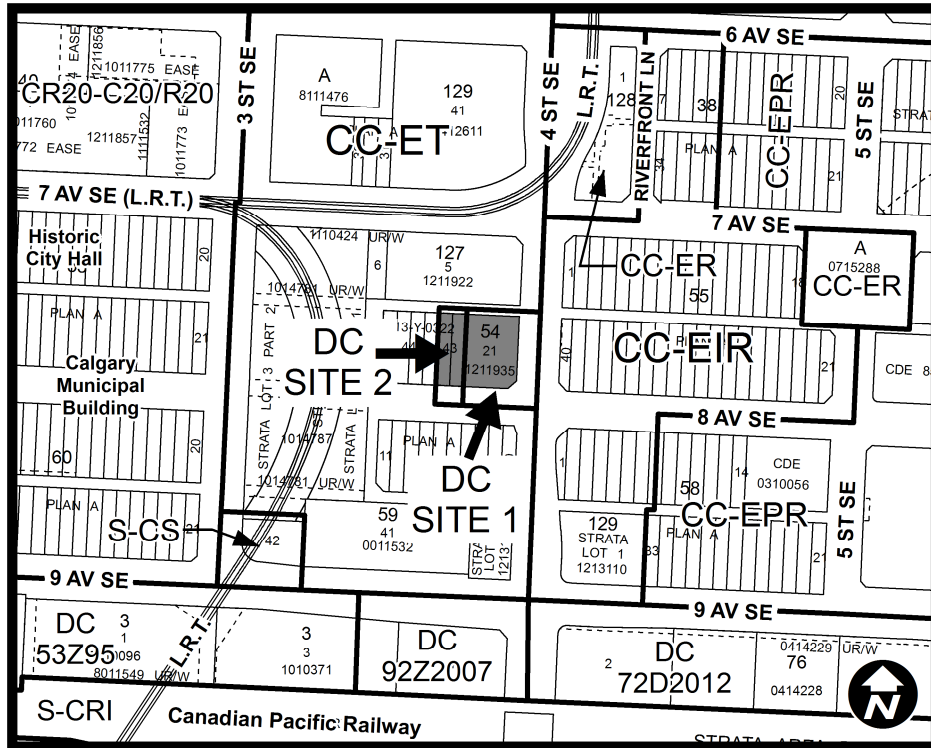


**SCHEDULE A**



PROPOSED

**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

**Purpose**

1 This Direct Control District is intended to:

- (a) Provide for additional residential **density** achieved through a heritage density transfer between the donor (**Site 2**) and receiving site (**Site 1**);
- (b) Provide a zero motor-vehicle parking standard for residential **development** in a walkable, transit-oriented neighbourhood; and
- (c) Provide for a higher residential requirement for bicycle parking stalls to support alternative modes in zero-motor-vehicle parking residential **developments**.

DRAFT

AMENDMENT LOC2014-0078  
BYLAW NUMBER 69D2015

**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.

**Bylaw 1P2007 District Rules**

- 4 Unless otherwise specified, the rules of the Centre City East Village Transition District (CC-ET) of Bylaw 1P2007 apply in this Direct Control District.

**Permitted Uses**

- 5 The **permitted uses** of the Centre City East Village Transition District (CC-ET) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

**Discretionary Uses**

- 6 The **discretionary uses** of the Centre City East Village Transition District (CC-ET) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

**Required Motor Vehicle Parking Stalls**

- 7 (1) The following **uses** do not require **motor vehicle parking stalls**:
- (a) **Dwelling Unit**; and
  - (b) **Live Work Unit**.
- (2) The minimum number of **visitor parking stalls** required is 0.08 per **unit**.
- (3) The required **visitor parking stalls** in subsection (2) may be relaxed in accordance with sections 31 and 36 of Bylaw 1P2007.
- (4) Where the number of **visitor parking stalls** provided in a **development** is less than the total number of **visitor parking stalls** required in subsection (2), a financial contribution must be made to the City Wide Active Modes Program for the difference between the total number of **visitor parking stalls** required in subsection (2) and the number of **visitor parking stalls** provided, at the rate of \$30 000 per stall.
- (5) For all other **uses**, the **motor vehicle parking stall** requirements are those set out in Bylaw 1P2007.

**Bicycle Parking Stalls**

- 8 (1) The minimum number of **bicycle parking stalls – class 1** for:
- (a) each **Dwelling Unit** and **Live Work Unit** is 1.0 stall per **unit**; and
  - (b) all other **uses** is the minimum requirement referenced in Part 4 of Bylaw 1P2007.
- (2) The minimum number of **bicycle parking stalls – class 2** for:
- (a) each **Dwelling Unit** and **Live Work Unit** is 0.1 stall per **unit**.

**Site 1**

0.11 hectares ± (0.28 acres ±)

**Application**

9 The provisions in section 10 apply only to Site 1.

**Density**

10 (1) The maximum **floor area ratio** is 9.28.

(2) In this section, for the purposes of calculating **floor area ratio** for an **East Village – High Rise Building** the following **uses** must be excluded from the calculation to a cumulative maximum of 1.0 **floor area ratio**:

- (a) **Child Care Service;**
- (b) **Library;**
- (c) **Museum;**
- (d) **Performing Arts Centre;**
- (e) **Place of Worship – Small;**
- (f) **Protective and Emergency Service;**
- (g) **School – Private;**
- (h) **School Authority - School;**
- (i) **Service Organization;**
- (j) **Social Organization;** and
- (k) **Utilities.**

**Site 2**

0.06 hectares ± (0.15 acres ±)

**Application**

11 The provisions in section 12 apply only to Site 2.

**Density**

12 (1) The maximum **floor area ratio** is 2.73.

(2) In this section, for the purposes of calculating **floor area ratio** for an **East Village – High Rise Building** the following **uses** must be excluded from the calculation to a cumulative maximum of 1.0 **floor area ratio**:

- (a) **Child Care Service;**
- (b) **Library;**
- (c) **Museum;**
- (d) **Performing Arts Centre;**
- (e) **Place of Worship – Small;**
- (f) **Protective and Emergency Service;**
- (g) **School – Private;**
- (h) **School Authority - School;**
- (i) **Service Organization;**
- (j) **Social Organization;** and
- (k) **Utilities.**