

PROPOSED

CPC2022-0544
ATTACHMENT 3

BYLAW NUMBER 116D2022

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2021-0143/CPC2022-0544)

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 replacing it with 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 ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

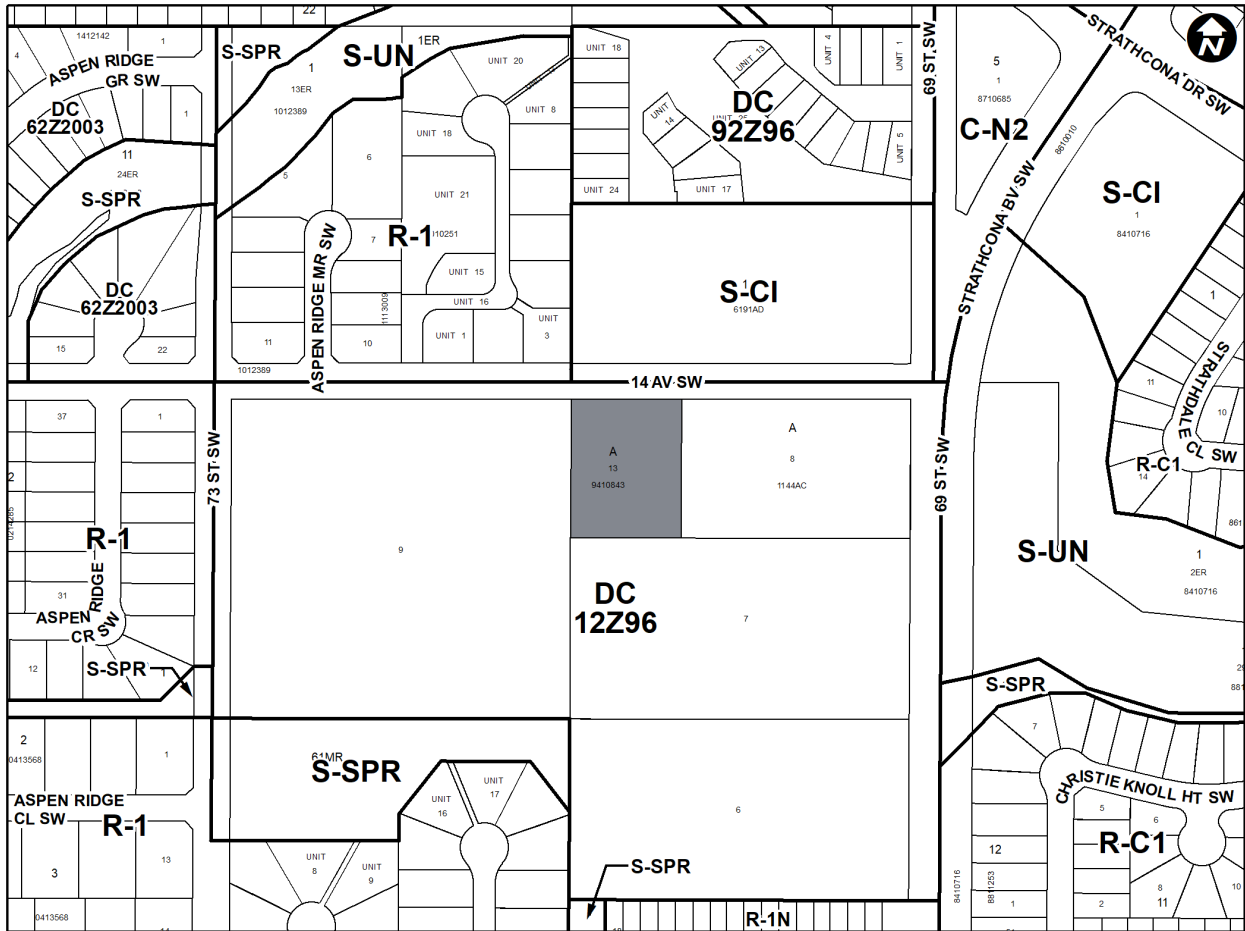
CITY CLERK

SIGNED ON _____

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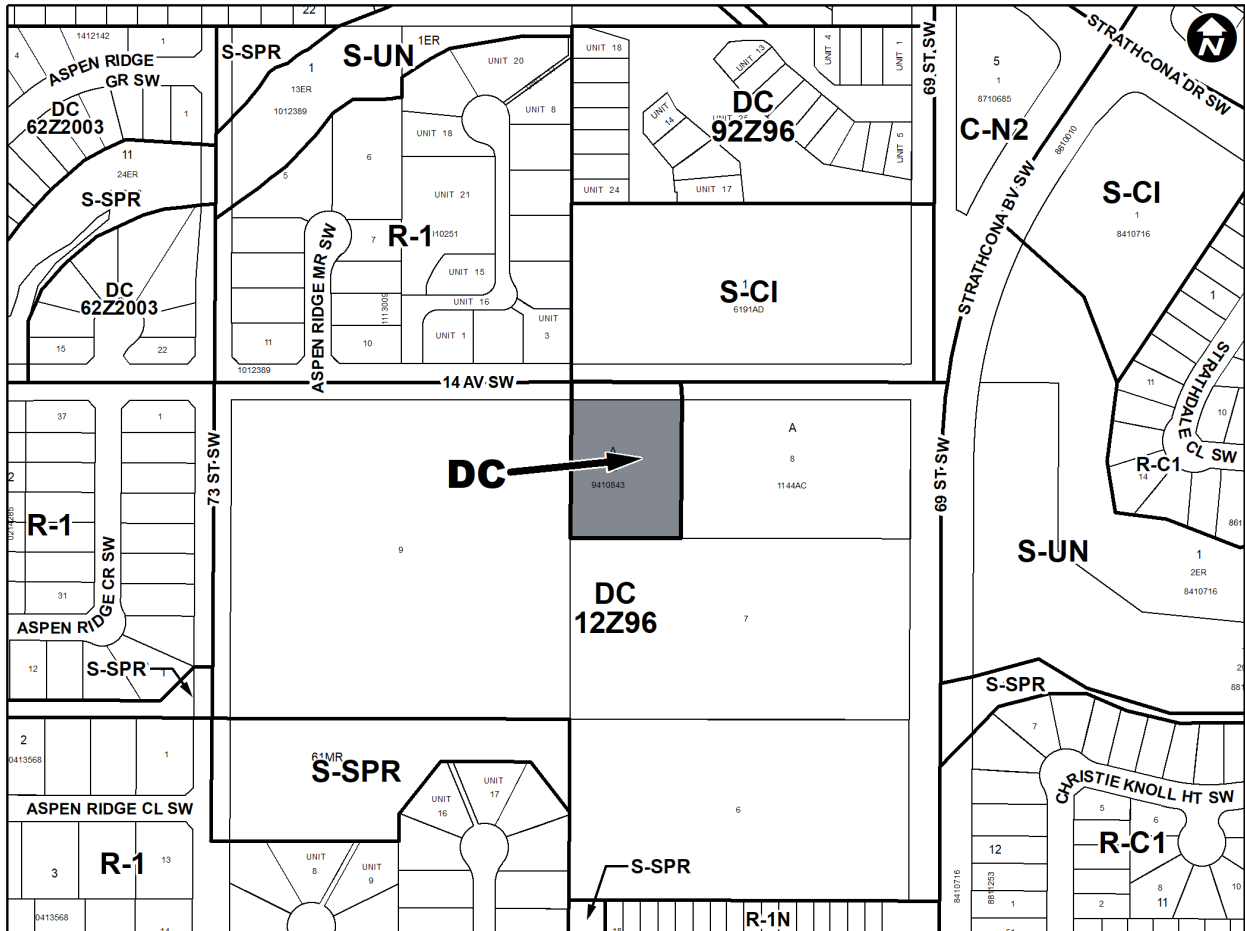
SCHEDULE A



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SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to provide for a multi-storey building that may contain support commercial uses.

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 Bylaw.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District 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 Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

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Discretionary Uses

5 The **discretionary uses** of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Health Care Service;**
- (b) **Outdoor Café;** and
- (c) **Restaurant: Licensed.**

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 apply in this Direct Control District.

Rules for Additional Discretionary Uses

7 **Health Care Service, Outdoor Café and Restaurant: Licensed** must be located in a **building** containing **Assisted Living** or **Residential Care**.

Additional Building Setbacks

8 Notwithstanding the **building setbacks** of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007, the minimum **building setback** from the south **property line** is 6.0 metres.

Building Stepbacks

- 9 (1) Any portion of a **building** above three **storeys** must be set back a minimum of 9.0 metres from the south **property line**.
- (2) Any portion of a **building** above four **storeys** must be set back a minimum of 12.0 metres from the south **property line**.

Use Area

10 The maximum **public area** for **Restaurant: Licensed** is 150.0 square metres.

Relaxations

11 The **Development Authority** may relax the rules contained in Section 6 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.