

BYLAW NUMBER 9D2015

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2014-0020)**

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.

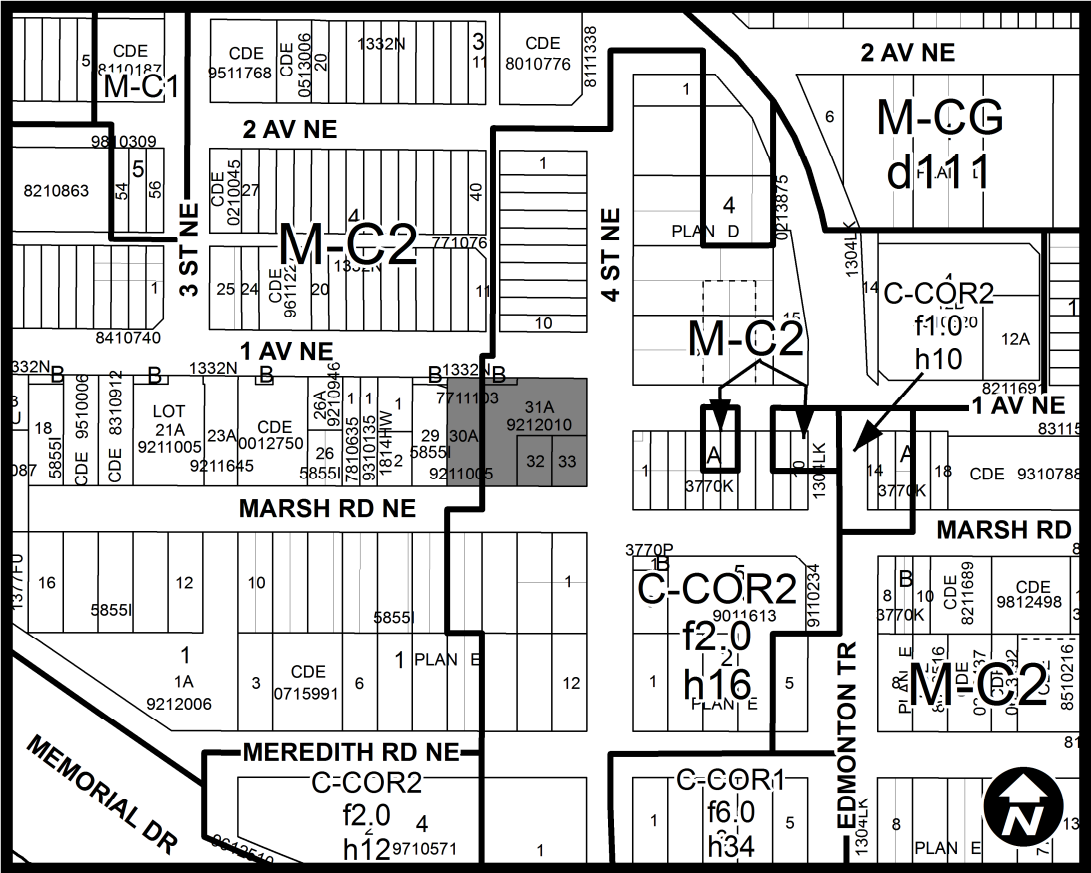
READ A SECOND TIME THIS ____ DAY OF _____, 2015.

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

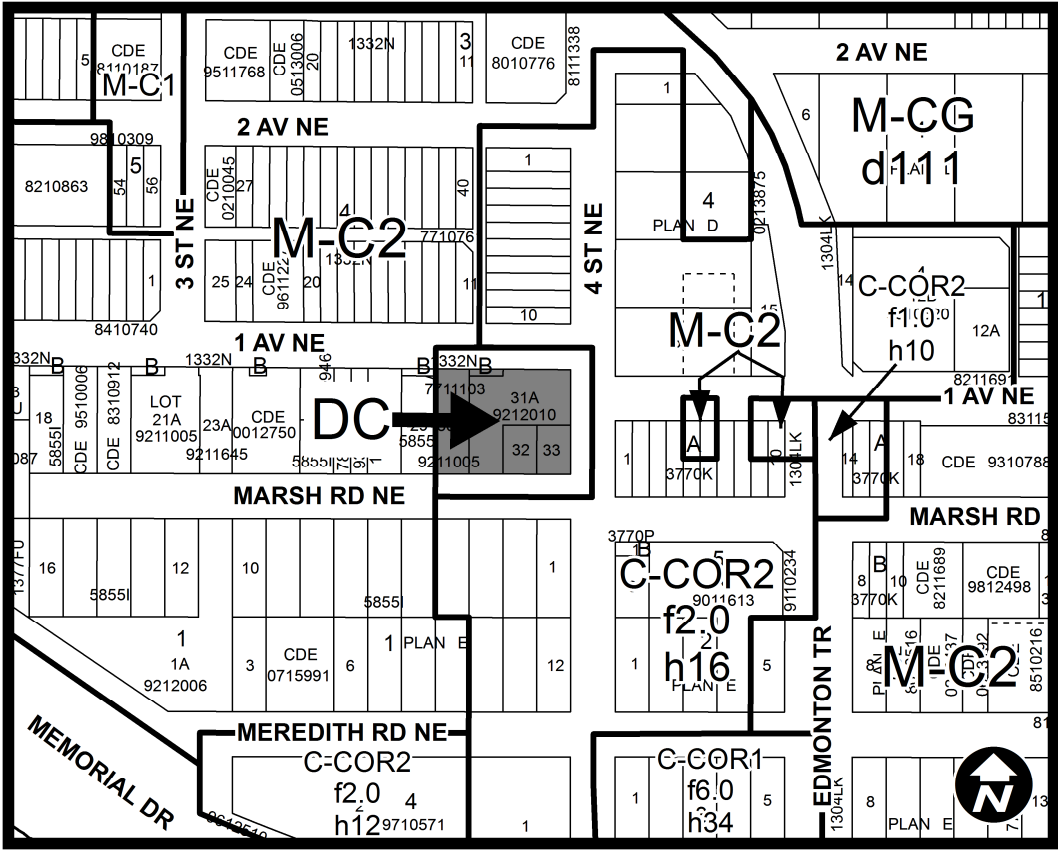
MAYOR
SIGNED THIS ____ DAY OF _____, 2015.

CITY CLERK
SIGNED THIS ____ DAY OF _____, 2015.

SCHEDULE A



SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

- 1** This Direct Control District is intended to accommodate:
- (a) a pedestrian oriented, comprehensively designed, mixed use **Development**;
 - (b) the inclusion of the purpose statements of the Commercial – Corridor 1 (C-COR1) District in Bylaw 1P2007;
 - (c) a range of **commercial uses** with restrictions on size and location within **buildings**;
 - (d) **multi-residential developments** with a variety of built forms;
 - (e) flexibility in the mix and intensity, built form and size; and
 - (f) **building** locations, **setback areas**, and **landscaping** that create sensitive interface treatment with **adjacent developments**.

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.

General Definitions

- 4 In this Direct Control District
“**commercial uses**” means the listed **uses** in sections 5 and 6 of this Direct Control District Bylaw, other than **Assisted Living, Dwelling Unit, and Residential Care**.

Permitted Uses

- 5 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

- 6 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:

- (i) **Food Kiosk;**
- (ii) **Restaurant: Food Service Only – Large; and**
- (iii) **Restaurant: Licensed – Large.**

Bylaw 1P2007 District Rules

- 7 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

- 8 The maximum **floor area ratio** is 5.0.

Building Height

- 9 (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 40.0 metres.
- (2) Where a **parcel** shares a **property line** with a **parcel** designated as a **multi-residential district**, the maximum **building height**:
- (a) is 16.0 metres measured from **grade** within 10.0 metres of the shared **property line**; and
 - (b) increases proportionately to a maximum of 40.0 metres measured from **grade** at a distance of 25.0 metres from the shared **property line**.

Use Area

- 10 (1) Unless otherwise referenced in subsections (2) and (3), the maximum **use area** for **commercial uses** on the ground floor of **buildings** is 465.0 square metres.

- (2) Unless otherwise referenced in subsection (4), there is no maximum **use area** for **uses** located on the upper floors.
- (3) The maximum **use area** of a:
- (a) **Catering Service – Minor**, or a **Catering Service – Minor** combined with any other **use**, is 300.0 square metres;
 - (b) **Cinema**, or a **Cinema** combined with any other **use**, is 550.0 square metres; and
 - (c) **Supermarket**, or a **Supermarket** combined with any other **use**, is 1400.0 square metres.
- (4) The following **uses** do not have a **use area** restriction:
- (a) **Assisted Living**;
 - (b) **Dwelling Units**;
 - (c) **Hotel**;
 - (d) **Live Work Units**; and
 - (e) **Residential Care**.

Location of Uses within Buildings

- 11 (1) The following **uses** must not be located on the ground floor of **buildings** except when located in a **Live Work use**:
- (a) **Counselling Service**;
 - (b) **Health Services Laboratory – with Clients**;
 - (c) **Instructional Facility**;
 - (d) **Medical Clinic**;
 - (e) **Place of Worship – Small**;
 - (f) **Post-secondary Learning Institution**;
 - (g) **Residential Care**; and
 - (h) **Social Organization**.
- (2) **Office** and **Live Work Unit uses** may be located on the ground floor.
- (3) **Dwelling Unit use** may only be located on the ground floor if each **dwelling unit** has a separate primary entrance at **grade** facing Marsh Road NE or 1 Avenue NE.
- (4) **Development** fronting onto 4 Street NE must be able to accommodate **commercial uses** on the ground level.