

BYLAW NUMBER 120D2014

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2013-0007)**

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 _____, 2014.

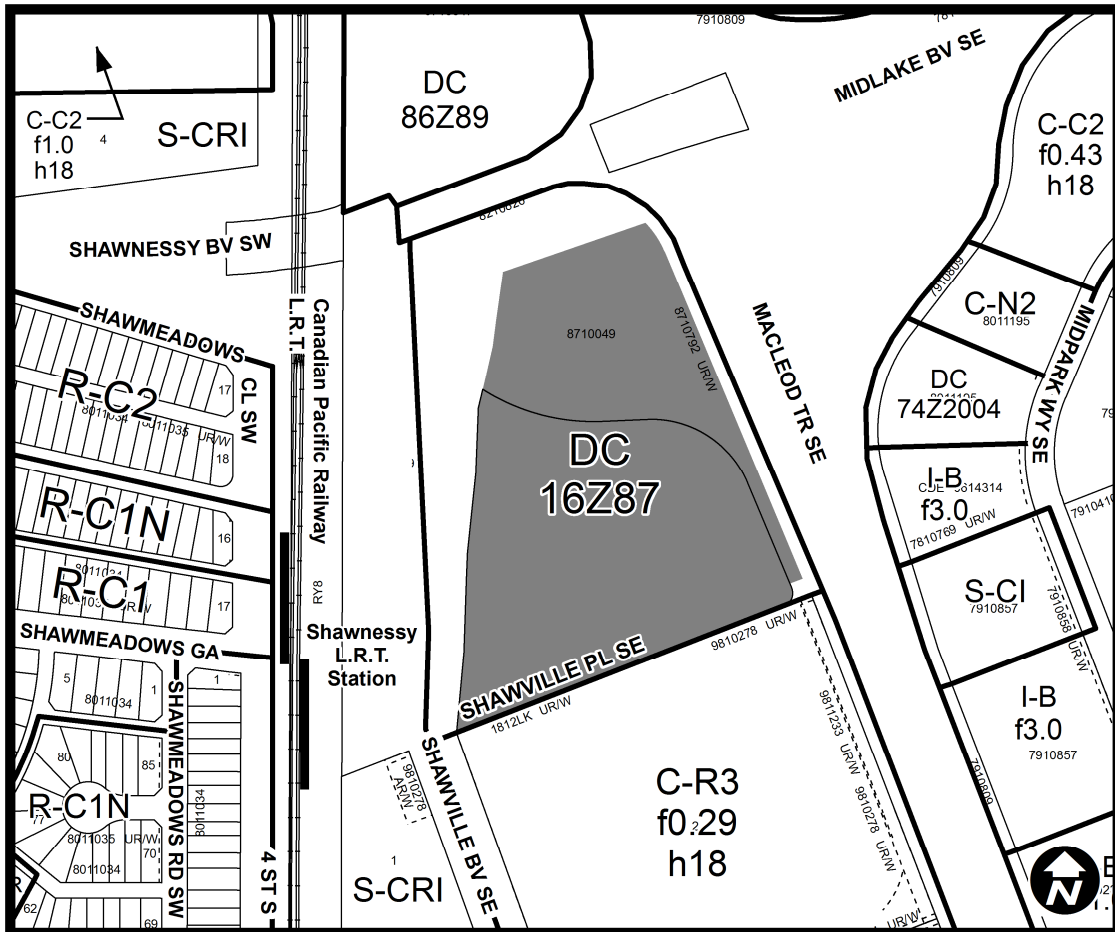
READ A SECOND TIME THIS ____ DAY OF _____, 2014.

READ A THIRD TIME THIS ____ DAY OF _____, 2014.

MAYOR
SIGNED THIS ____ DAY OF _____, 2014.

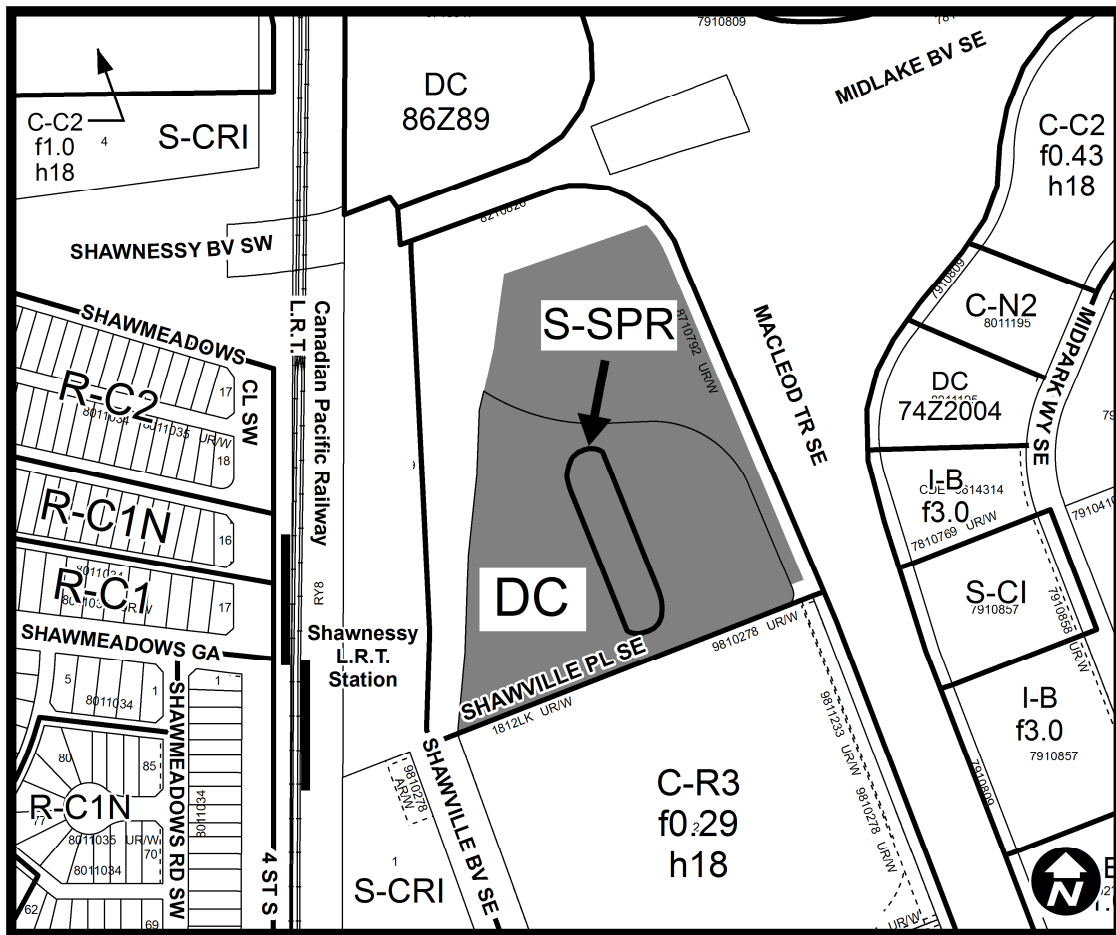
CITY CLERK
SIGNED THIS ____ DAY OF _____, 2014.

SCHEDULE A



PROPOSED

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to accommodate:

- (a) a pedestrian and transit oriented mixed use **development**;
- (b) a balanced distribution of **density**;
- (c) a range of **commercial uses** with some 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**.

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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
- (a) “**commercial uses**” means the **uses** in sections 5 and 6 of this Direct Control District Bylaw, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit, Live Work Unit, Multi-residential Development, Office 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:

- (a) **Food Kiosk;**
(b) **Multi-Residential Development;**
(c) **Restaurant: Food Service Only – Large; and**
(d) **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 (1) The maximum **floor area ratio** is 3.5.
- (2) The maximum **floor area ratio** for **commercial uses** is 0.5.

Building Height

- 9 The maximum **building height** is 65.0 metres.

Building Orientation

- 10 (1) A **public entrance** for **uses** located on ground floor must face the Active Frontage Line identified in Schedule C.
- (2) **Motor vehicle parking stalls** and **loading stalls** must not be located between a **building** and Active Frontage Line identified in Schedule C.

Building Facade

- 11 (1) The length of the **building** façade that faces an Active Frontage Line identified in Schedule C must be a minimum of 80 per cent of the length of that Active Frontage Line.
- (2) In calculating the length of the **building** façade, the depth of any required **rear** or **side setback areas** will not be included as part of the Active Frontage Line identified in Schedule C.
- (3) The **Development Authority** may consider a relaxation of the minimum 80 per cent Active Frontage Line where appropriate due to:
- (a) Unique site location,
 - (b) **Use** characteristics; and
 - (c) The test for relaxations in section 31 or 36 of Bylaw 1P2007 is met.

Use Area

- 12 (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) Two **commercial uses** can have a maximum **use area** greater than 465.0 square metres provided no greater than 1115.0 square metres of this **use area** is located on the ground floor.
- (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) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Custodial Care;**
- (d) **Dwelling Units;**
- (e) **Hotel;**
- (f) **Live Work Units;**
- (g) **Multi-Residential Development;**
- (h) **Office; and**
- (i) **Residential Care.**

Location of Uses within Buildings

13 (1) Unless otherwise referenced in subsection (4), the following **uses** must not be located on the ground floor of **buildings**:

- (a) **Counseling 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) A minimum 20.0 percent of the **gross floor area** of the ground floor of each **building** in this Direct Control District must be able to accommodate **commercial uses**, subject to Section 8(2) of this Direct Control District.

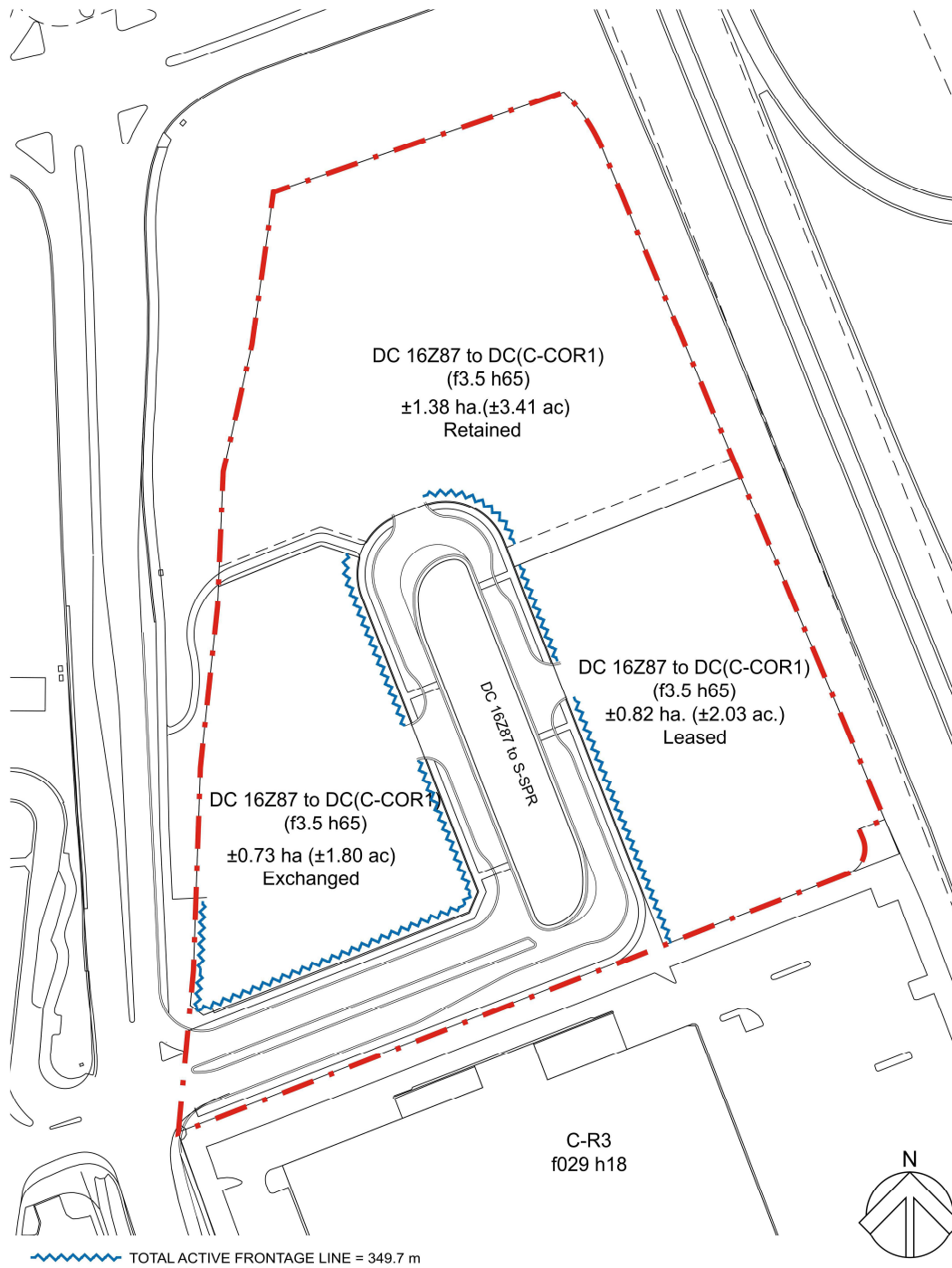
(3) A **commercial use** must not be located in a stand-alone **building**.

(4) **Office, Dwelling Units and Multi-Residential Development uses** may be located on the ground floor.

Motor Vehicle Parking Requirements

- 14 (1) The minimum **motor vehicle parking stall requirements** for each **use** is the maximum **motor vehicle parking stall requirement** provided for each **use**, except for **Multi-Residential Development** and **Dwelling Units**.
- (2) Where a **building** contains three or more **units** with shared entrance facilities in a **Multi-Residential Development**, the maximum number of **motor vehicle parking stalls** is 1.5 stalls per **unit**.
- (3) The **Development Authority** may consider a relaxation of the minimum required **motor vehicle stalls** and **visitor parking stalls** for a **development** where:
- (a) a parking study submitted as part of a **development permit** application demonstrates that the **motor vehicle parking stall** requirement or **visitor parking stall** requirements should vary from the requirements of this Direct Control Bylaw due to unique sites, location or use characteristics; and
 - (b) the test for relaxations in section 31 or 36 of Bylaw 1P2007 is met.

SCHEDULE C



PROPOSED