

PROPOSED

CPC2023-0076
ATTACHMENT 4

BYLAW NUMBER 35D2023

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2022-0136/CPC2023-0076)

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

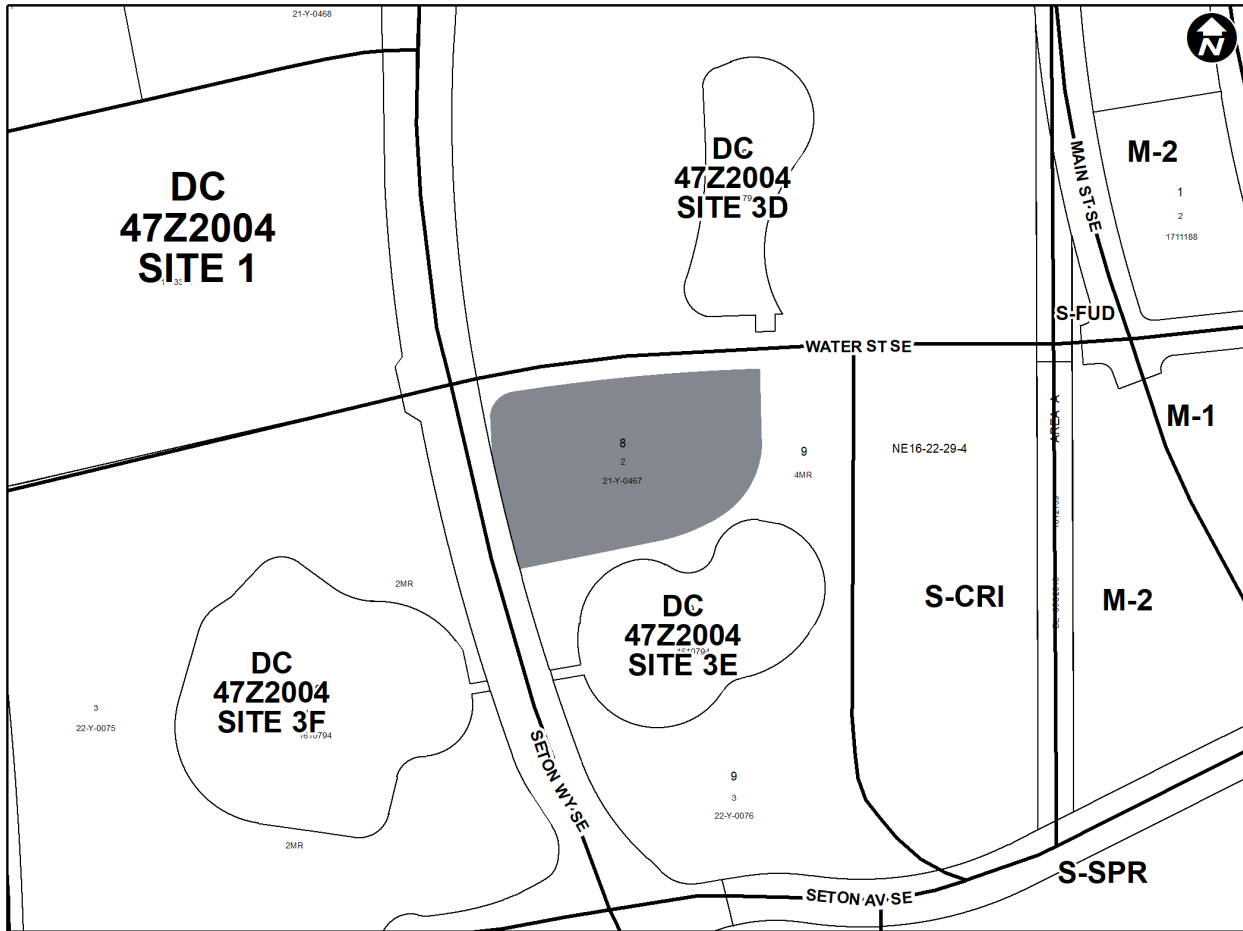
SIGNED ON _____

CITY CLERK

SIGNED ON _____

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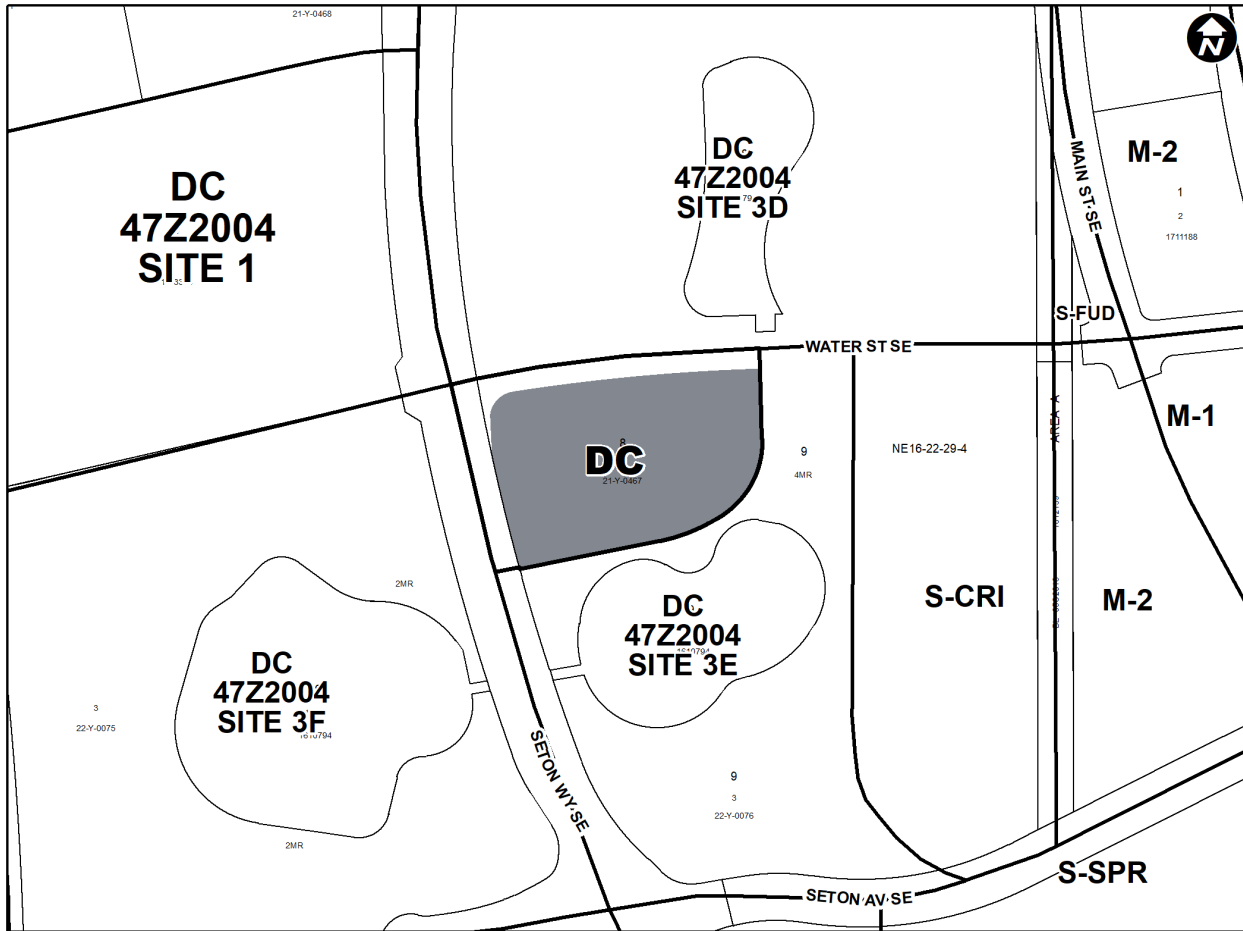
SCHEDULE A



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SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to:
 - (a) allow for the additional use of self storage facility with specific design requirements; and
 - (b) limit the amount of self storage and auto-oriented uses on the ground floor of buildings.

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.

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Permitted Uses

4 The **permitted uses** of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the exclusion of:

- (a) **Vehicle Rental – Minor**; and
- (b) **Vehicle Sales – Minor**.

Discretionary Uses

5 The **discretionary uses** of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Self Storage Facility**;
- (b) **Vehicle Rental – Minor**; and
- (c) **Vehicle Sales – Minor**.

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

7 The maximum **floor area ratio** is 2.0.

Building Height

8 The maximum **building height** is 23.0 metres.

Additional Rules for Location of Uses within Buildings

9 (1) Where a **building** faces the corner intersection of Seton Way SE and Water Street SE in this Direct Control District, a minimum of 10.0 per cent of the **gross floor area** of the ground floor must contain “Commercial Uses”.

(2) Where this section refers to “Commercial Uses”, it refers to the uses listed in Sections 4 and 5 of this Direct Control District Bylaw, except:

- (a) **Self Storage Facility**;
- (b) **Vehicle Rental – Major**;
- (c) **Vehicle Rental – Minor**;
- (d) **Vehicle Sales – Minor**; and
- (e) **uses** that are classified as Automotive Service Group **uses** in Schedule A of Bylaw 1P2007.

Rules for Self Storage Facility

10 Individual access to each compartment must be internal to a **building** or located along the façade of a **building** not visible from a public **street**.

Setback Areas

11 (1) Where the **parcel** shares a **property line** with Seton Way SE the **setback area** must have a minimum depth of 3.0 metres.

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- (2) Where the ***parcel*** shares a ***property line*** with Water Street SE the ***setback area*** must have a minimum depth of 2.0 metres.
- (3) Where the ***parcel*** shares a ***property line*** with another ***parcel*** the ***setback area*** must have a minimum depth of 2.0 metres.
- (4) Sections 766, 767 and 768 of Bylaw 1P2007 do not apply to this Direct Control District Bylaw.

Relaxations

- 12 The ***Development Authority*** may relax the rules contained in Sections 6 and 9 through 11 of this Direct Control District Bylaw, in accordance with Sections 31 and 36 of Bylaw 1P2007.