

PROPOSED

CPC2019-0544
ATTACHMENT 3

BYLAW NUMBER 141D2019

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2018-0277/CPC2019-0544)**

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 amending that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "A".
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 _____

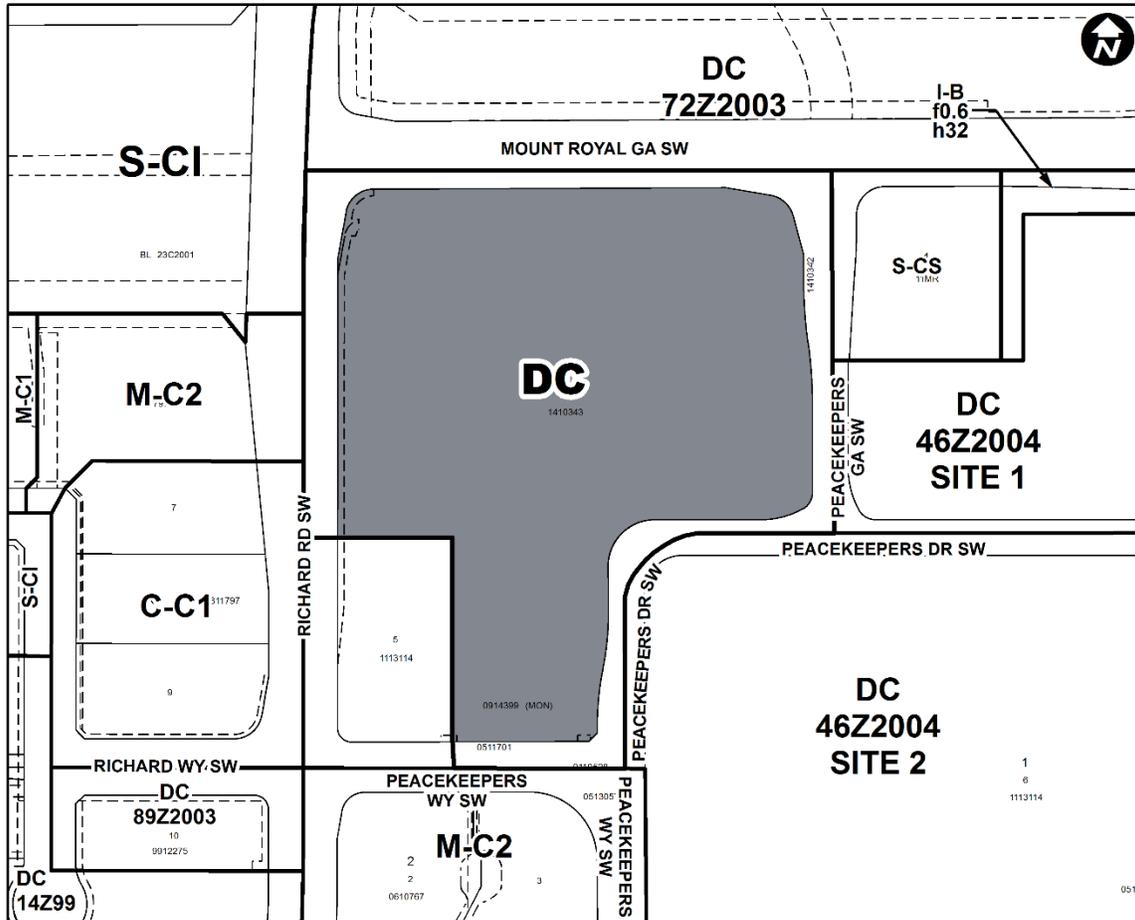
CITY CLERK

SIGNED ON _____

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SCHEDULE A



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to:
 - (a) allow for future development of the site in accordance with the Currie Barracks CFB West Master Plan;
 - (b) accommodate a wide mix of commercial and residential uses in the same building or in multiple buildings throughout the site; and
 - (c) be generally characterized by street-oriented 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.

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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 Mixed Use - General (MU-1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Mixed Use - General (MU-1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District:

- (a) with the addition of:
 - (i) **Amusement Arcade;**
 - (ii) **Billiard Parlour;**
 - (iii) **Cinema;**
 - (iv) **Conference and Event Facility;**
 - (v) **Dinner Theatre;**
 - (vi) **Drinking Establishment – Medium;**
 - (vii) **Museum;**
 - (viii) **Performing Arts Centre;**
 - (ix) **Restaurant: Food Service Only – Large; and**
 - (x) **Restaurant: Licensed – Large; and**
- (b) with the exclusion of:
 - (i) **Vehicle Rental – Minor; and**
 - (ii) **Vehicle Sales – Minor.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Mixed Use - General (MU-1) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7 The maximum **floor area ratio** is 1.6.

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Density

8 The maximum **density** is 165 **units** per hectare.

Building Height

9 The maximum **building height** is identified in Schedule B of this Direct Control Bylaw.

Façade Width for Uses Facing a Street

- 10 (1) Unless otherwise referenced in subsections (2) and (3), the length of the **building** façade that faces a **street** containing an individual **use** on the floor closest to **grade** is a maximum of 15.0 metres.
- (2) For an individual **Drinking Establishment – Small, Drinking Establishment – Medium, Restaurant: Food Service Only – Medium, Restaurant: Food Service Only – Large, Restaurant: Food Service Only – Small, Restaurant: Licensed – Large, Restaurant: Licensed – Medium, Restaurant: Licensed – Small, Restaurant: Neighbourhood, Retail and Consumer Service, or Supermarket use** located on the floor closest to **grade**, the length of the **building** façade that faces a **street** is a maximum of 30.0 metres where all of the other **uses** that share the same façade meet the requirements of subsection (1).
- (3) The length of the **building** façade that faces a **street** containing an individual **Cannabis Counselling, Office use** on the floor closest to **grade** is a maximum of 9.0 metres.

Relaxations

11 The **Development Authority** may relax the requirements in Sections 7, 8, 9 and 10 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

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SCHEDULE B

