

# PROPOSED

CPC2019-0714  
ATTACHMENT 3

## BYLAW NUMBER 155D2019

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2018-0157/CPC2019-0714)**  
\*\*\*\*\*

**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 \_\_\_\_\_

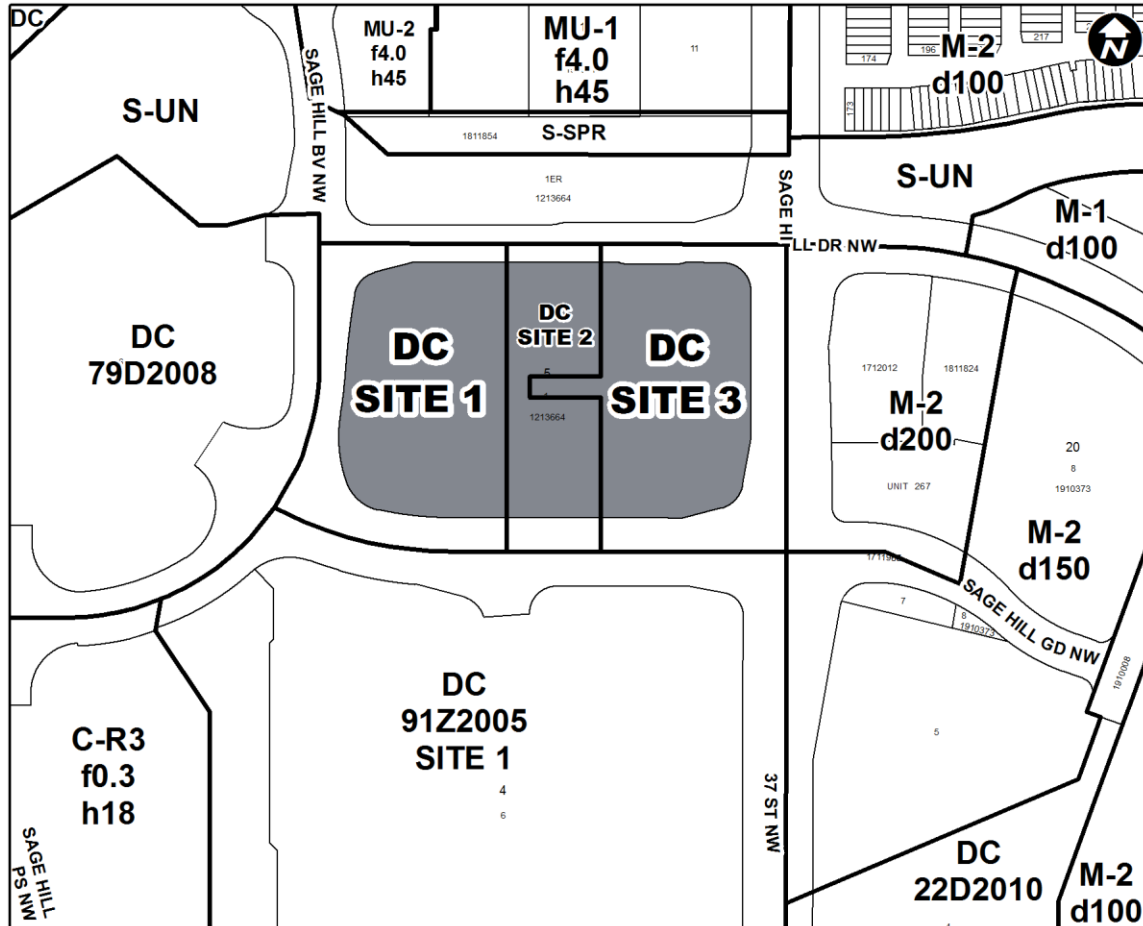
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CITY CLERK

SIGNED ON \_\_\_\_\_

# PROPOSED

AMENDMENT LOC2018-0157/CPC2019-0714  
BYLAW NUMBER 155D2019

## SCHEDULE A



## DIRECT CONTROL DISTRICT

### Purpose

1 This Direct Control District Bylaw is intended to:

- (a) provide for the integration of civic, cultural, institutional, residential and commercial uses in the same building or in multiple buildings on Sites 1, 2 and 3;
- (b) accommodate civic and mixed-use development that conforms to the Civic and Mixed Use Area Policies of the Symons Valley Community Plan;
- (c) to support a vibrant public realm that includes an activity street and a multi-use plaza for informal and formal public activities on Site 1;
- (d) accommodate mixed use development on Site 2;

# PROPOSED

## AMENDMENT LOC2018-0157/CPC2019-0714 BYLAW NUMBER 155D2019

- (e) allow for parking stalls to be shared and to be provided on separate parcels within the Direct Control District to support strategies that optimize and minimize overall land area used for parking;
- (f) provide parking on Site 3 for Calgary Transit users and accommodate parking from other Sites within this Direct Control District; and
- (g) accommodate development that allows individual parcels to develop over time in a comprehensive manner.

### 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.

### General Definitions

- 4** In this Direct Control District Bylaw:

- (a) “**activity street**” means the north south **street** that divides Site 1 and Site 2.

### Defined Uses

- 5** In this Direct Control District Bylaw:

- (a) “**Cultural Support Space**” means a **use**:
  - (i) where support functions necessary for a cultural organization’s day-to-day operations are provided and which may include, but is not limited to, administrative support, meeting rooms, storage, set production and rehearsal space; and
  - (ii) where the primary cultural objective of the organization, which is intended for public viewing or sale, is not located in the same **use area**.
- (b) “**At Grade Parking Lot**” means a **use**:
  - (iii) where motor vehicles are parked for a short duration;
  - (iv) where motor vehicles are parked at **grade**; and
  - (v) where motor vehicle and bicycle parking facilities are provided for users of public transit, notwithstanding Section 270.1 of Bylaw 1P2007.

### Floor Area Ratio

- 6** The maximum **floor area ratio** is 4.0.

# PROPOSED

AMENDMENT LOC2018-0157/CPC2019-0714  
BYLAW NUMBER 155D2019

## Building Height

7 The maximum **building height** is 40.0 metres.

## Motor Vehicle Parking Requirement

- 8 (1) Unless otherwise referenced in subsections (2), (3), (4) and (5) the minimum required **motor vehicle parking stalls** referenced in Part 14, Division 1 of Bylaw 1P2007 is the minimum requirement in this Direct Control District.
- (2) Notwithstanding Section 116 of Bylaw 1P2007, **motor vehicle parking stalls, visitor parking stalls, bicycle parking stalls and loading stalls** required for a **use** may be located on a separate **parcel** within this Direct Control District from the **use** if supported by a parking study and included on the same **development permit**.
- (3) Notwithstanding subsection (2) **motor vehicle parking stalls** required for a **Dwelling Unit** or **Multi-Residential Development** must be provided on the **parcel** where the **Dwelling Unit** or **Multi-Residential Development** is located.
- (4) **Motor vehicle parking stalls, visitor parking stalls, bicycle parking stalls and loading stalls** required for a **use** may be shared with another **use** within this Direct Control District when supported by a parking study.
- (5) **Cultural Support Space** does not require **motor vehicle parking stalls** or **bicycle parking stalls – class 1 or class 2**.

## Relaxations

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

## Site 1 (± 0.93 ha)

10 The provisions in sections 11 through 17 apply only to Site 1.

## Permitted Uses

11 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

12 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) **Conference and Event Facility;**
  - (ii) **Cultural Support Space;**
  - (iii) **Food Kiosk;**
  - (iv) **Health Services Laboratory – without clients;**
  - (v) **Hospital;**

# PROPOSED

AMENDMENT LOC2018-0157/CPC2019-0714  
BYLAW NUMBER 155D2019

- (vi) **Museum;**
- (vii) **Outdoor Recreation Area;**
- (viii) **Performing Arts Centre;**
- (ix) **Parking Lot – Grade (temporary);**
- (x) **School – Private;**
- (xi) **School Authority – School;**
- (xii) **School Authority Purpose – Major;**
- (xiii) **School Authority Purpose – Minor;**
- (xiv) **Sign – Class F; and**
- (xv) **Sign – Class G.**

## Bylaw 1P2007 District Rules

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

## Building Orientation

- 14** **Units** and individual **uses** located at **grade** with an exterior wall facing the “**activity street**” must provide:

- (a) individual, separate, direct access to **grade**; and
- (b) an entrance that is visible from the “**activity street**”.

## Ground Floor Height

- 15** The minimum height of the ground floor of a **building** is 3.5 metres as measured vertically from the floor to the ceiling.

## Rules for Façades Facing a Street

- 16** (1) The length of the **building** façade that faces the “**activity street**” or a commercial **street** must be a minimum of 80.0 per cent of the length of the **property line** it faces.
- (2) In calculating the length of the **building** façade, the depth of any required **setback areas** or dimension of any publicly accessible plaza will not be included as part of the length of the **property line**.
- (3) Lobbies or entrances for upper floor **uses** must not occupy more than 20 per cent of the at **grade** façade facing the “**activity street**” or **street**.
- (4) For **laneless parcels**, portions of the façades dedicated to underground parking and loading entrances must not be included as part of the at **grade** façade for the purposes of this rule.

# PROPOSED

AMENDMENT LOC2018-0157/CPC2019-0714  
BYLAW NUMBER 155D2019

## Façade Width for Uses Facing a Street

- 17 (1) The maximum façade width is 25.0 metres for the following **uses** when located on the ground floor of a **building** facing the “**activity street**”:
- (i) **Child Care Service;**
  - (ii) **Community Recreation Facility;**
  - (iii) **Conference and Event Facility;**
  - (iv) **Hotel;**
  - (v) **Hospital;**
  - (vi) **Indoor Recreation Facility;**
  - (vii) **Instructional Facility;**
  - (viii) **Library;**
  - (ix) **Market;**
  - (x) **Performing Arts Centre;**
  - (xi) **Post-secondary Learning Institution;**
  - (xii) **School – Private;**
  - (xiii) **School Authority – School; and**
  - (xiv) **Supermarket.**
- (2) In all other cases, the maximum façade width is 15.0 metres for a **use** when located on the ground floor of a **building** facing the “**activity street**”.

## Site 2 (± 0.48 ha)

- 18 The provisions in sections 19 through 25 apply only to Site 2.

## Permitted Uses

- 19 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

- 20 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) **Cultural Support Space;**
  - (ii) **Food Kiosk;**
  - (iii) **Performing Arts Centre;**
  - (iv) **Outdoor Recreation Area;**

# PROPOSED

AMENDMENT LOC2018-0157/CPC2019-0714  
BYLAW NUMBER 155D2019

- (v) **Parking Lot – Grade (temporary);**
- (vi) **Sign – Class F;**
- (vii) **Sign – Class G; and**
- (viii) **Temporary Residential Sales Centre.**

## **Bylaw 1P2007 District Rules**

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

## **Building Orientation**

- 22** **Units** and individual **uses** located at **grade** with an exterior wall facing the “**activity street**” must provide:

- (a) Individual, separate, direct access to **grade**; and
- (b) an entrance that is visible from the **street**.

## **Ground Floor Height**

- 23** The minimum height of the ground floor of a **building** is 3.5 metres as measured vertically from the floor to the ceiling.

## **Rules for Façades Facing the Activity Street**

- 24** (1) The length of the **building** façade that faces the “**activity street**” must be a minimum of 80.0 per cent of the length of the **property line** it faces.
- (2) In calculating the length of the **building** façade, the depth of any required setback or dimension of any publicly accessible plaza will not be included as part of the length of the **property line**.
- (3) Lobbies or entrances for upper floor **uses** must not occupy more than 20 per cent of the at **grade** façade facing the “**activity street**”.
- (4) For **laneless parcels**, portions of the façades dedicated to underground parking and loading entrances must not be included as part of the at **grade** façade for the purposes of this rule.

## **Façade Width for Uses Facing the Activity Street**

- 25** (1) The maximum façade width is 25.0 metres for the following **uses** when located on the ground floor of a **building** facing the “**activity street**”:
- (i) **Child Care Service;**
  - (ii) **Community Recreation Facility;**
  - (iii) **Hotel;**
  - (iv) **Indoor Recreation Facility;**
  - (v) **Instructional Facility;**

# PROPOSED

AMENDMENT LOC2018-0157/CPC2019-0714  
BYLAW NUMBER 155D2019

- (vi) **Market;**
- (vii) **Post-secondary Learning Institution;** and
- (viii) **Supermarket.**

- (2) In all other cases, the maximum façade width is 15.0 metres for a **use** when located on the ground floor of a **building** facing the “**activity street**”.

## Site 3 (± 1.07 ha)

- 26 The provisions in sections 27 through 30 apply only to Site 3.

### Permitted Uses

- 27 The **permitted uses** of the Multi-Residential – High Density Residential (M-H2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District:

- (a) with the addition of:
  - (i) **At Grade Parking Lot.**

### Discretionary Uses

- 28 The **discretionary uses** of the Multi-Residential – High Density Residential (M-H2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District:

- (a) with the addition of:
  - (i) **Community Recreation Facility;**
  - (ii) **Food Kiosk;**
  - (iii) **Market;**
  - (iv) **Outdoor Recreation Area;**
  - (v) **Parking Lot – Structure;**
  - (vi) **Parking Lot – Grade (Temporary);**
  - (vii) **Performing Arts Centre;**
  - (viii) **Sign – Class F; and**
  - (ix) **Sign – Class G.**

### Bylaw 1P2007 District Rules

- 29 Unless otherwise specified, the rules of the Multi-Residential – High Density Medium Rise (M-H2) District of Bylaw 1P2007 apply in this Direct Control District.



# PROPOSED

AMENDMENT LOC2018-0157/CPC2019-0714  
BYLAW NUMBER 155D2019

## Rules for At Grade Parking Lot

### 30 An At Grade Parking Lot:

- (a) must provide landscaping in accordance with Section 694 of Bylaw 1P2007;
- (b) requires a minimum number of ***bicycle parking stalls – class 1*** and ***class 2*** based on 2.5 per cent of the number of ***motor vehicle parking stalls*** provided; and
- (c) may accommodate ***motor vehicle parking stalls*** from Site 1 and Site 2 within this Direct Control District.