

**BYLAW NUMBER 98D2014**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT LOC2013-0062)**

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**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.

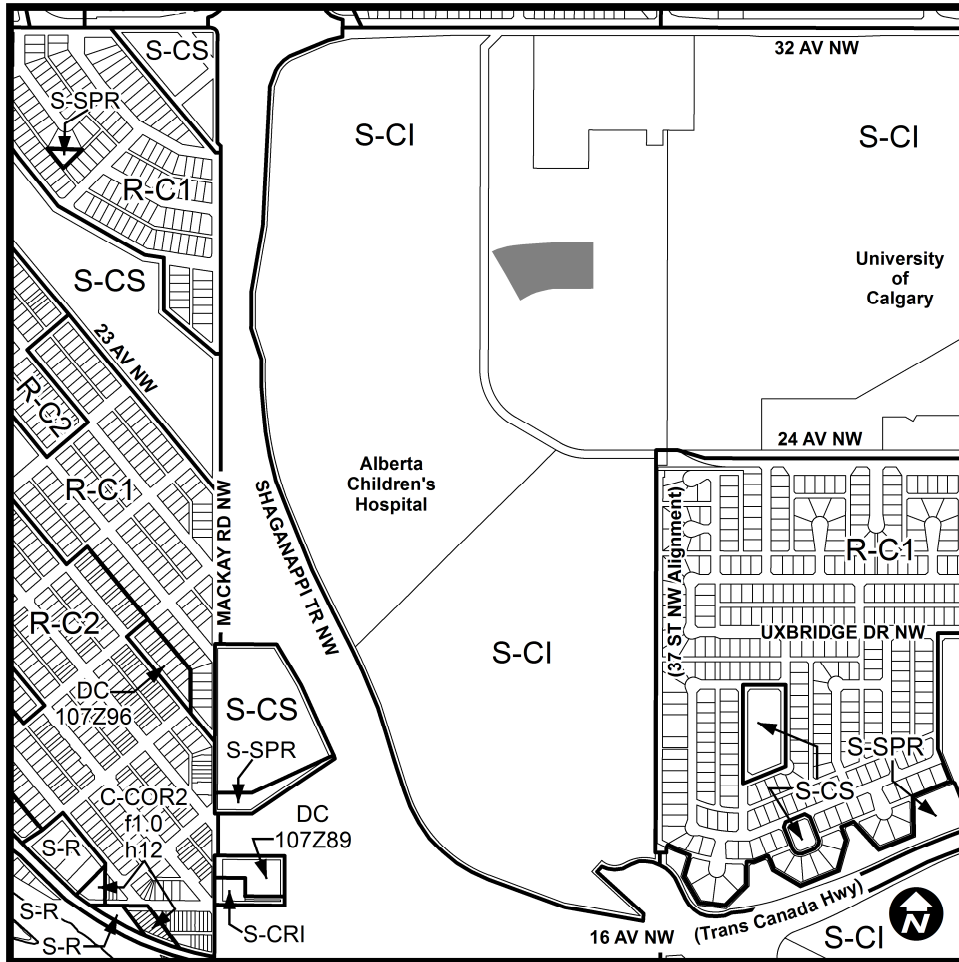
READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014.

READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014.

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MAYOR  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014.

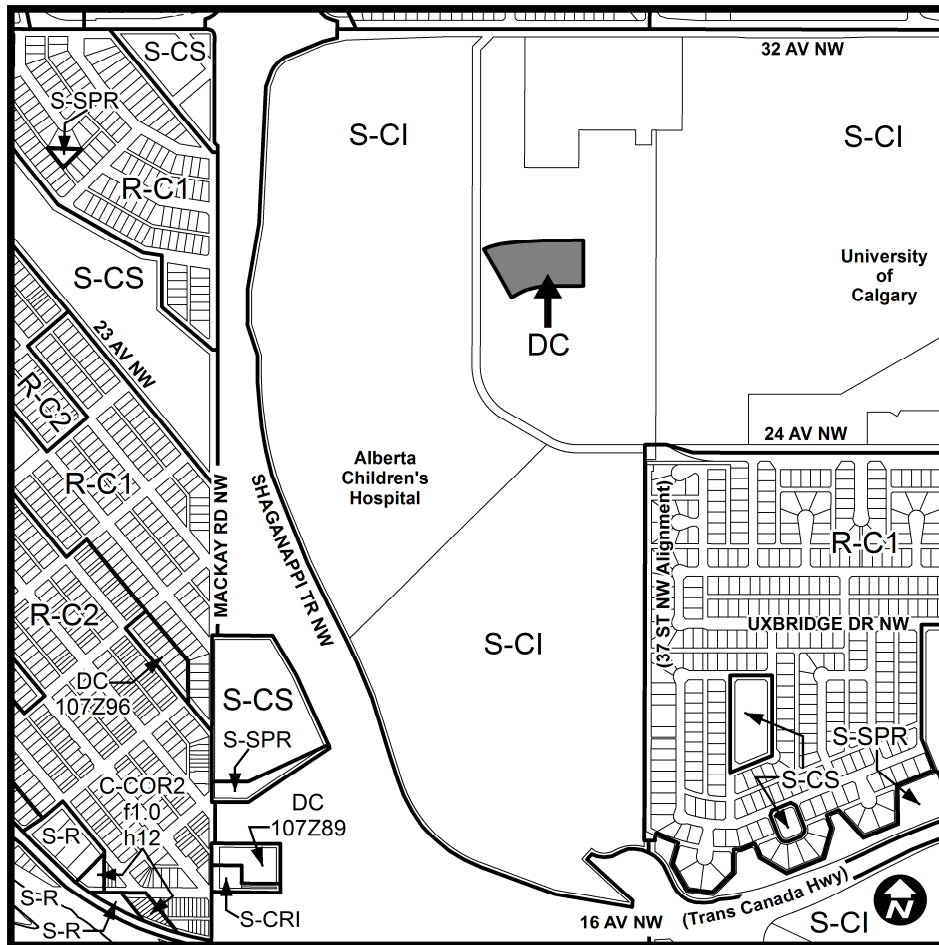
\_\_\_\_\_  
CITY CLERK  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014.

SCHEDULE A



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**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

**Purpose**

- 1 This Direct Control District is intended to:
- (a) provide for parks, open space, park utility facilities, and recreation facilities;
  - (b) allow for uses which complement the open space nature of the park while facilitating events and activities that add to the overall vibrancy of the community;

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- (c) allow for the incorporation of below grade parking in the central park open space if the site is not dedicated as a Municipal Reserve;
- (d) allow for options in creation of the park as either Municipal Reserve or as a publically accessible park space provided through a means other than a Municipal Reserve; and
- (e) allow building(s) of an appropriate size and with beneficial uses that are sited and designed to be integrated in a manner that is complimentary within the park.

**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.

**Permitted Uses**

- 4** The following **uses** are **permitted uses** in in this Direct Control District:

- (a) **Market;**
- (b) **Market Minor;**
- (c) **Natural Area;**
- (d) **Outdoor Recreation Area;**
- (e) **Park;**
- (f) **Park Maintenance Facility – Small;**
- (g) **Parking Lot – Structure**
- (h) **Power Generation Facility – Small;**
- (i) **Sign – Class A; and**
- (j) **Utilities.**

**Discretionary Uses**

- 5** The following **uses** are **discretionary uses** in this Direct Control District:

- (a) **Child Care Service;**
- (b) **Community Entrance Feature;**
- (c) **Community Recreation Facility;**
- (d) **Indoor Authority Purpose – Major;**
- (e) **Food Kiosk;**
- (f) **Library;**
- (g) **Museum;**
- (h) **Outdoor Café;**
- (i) **Restaurant: Food Service Only – Medium;**
- (j) **Restaurant: Food Service Only – Small;**
- (k) **Restaurant: Licensed - Medium;**
- (l) **Restaurant: Licensed - Small;**
- (m) **Parking Lot – Grade (temporary);**

- (n) **Special Function – Class 1;**
- (o) **Special Function – Class 2;**
- (p) **Sign – Class B;**
- (q) **Sign – Class C;**
- (r) **Sign – Class D;**
- (s) **Sign – Class E; and**
- (t) **Utility Building.**

#### **Bylaw 1P2007 District Rules**

**6** In addition to the rules in this District, all uses in this District must comply with:

- (a) the General Rules for Special Purpose Land Use Districts referenced in Part 9, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

#### **Development Plans**

**7** Comprehensive plans must be submitted to the **Development Authority** as part of a **development permit** application. These comprehensive plans must show all proposed buildings for the central park area; outdoor patio areas; lighting; park furniture; finalized landscaping plans; and all sidewalk / pathway connections in addition to the requirements of Bylaw IP2007.

#### **Use Rules**

**8** Section 671, as amended, of the Municipal Government Act, pertaining to use of Reserve land applies.

#### **Front, Rear and Side Setback Area**

**9** The **setback area** from every **property line** must have a minimum depth of 3.0 metres.

#### **Building Height**

**10** The maximum **building height** for any **building** within this Direct Control Bylaw is 10.0 metres.

#### **Building Coverage**

**11** The maximum cumulative **building coverage** on the **parcel** is 1,500 square metres.

#### **Landscaping In Setback Areas**

**12** All **setback areas** must provide a minimum of: 1.0 trees and 2.0 shrubs for every 45.0 square metres for all **uses**.

#### **Access Requirements**

- 13 (1)** Every **building** on the **parcel** must have at least one sidewalk connecting the **public entrance** to a public sidewalk, or in the case where there is no public sidewalk, to the nearest **street**.
- (2)** Where a **building** contains more than one **use**, every **use** that has an exterior **public entrance** must either:

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- (a) have a sidewalk connecting the **public entrance** to the sidewalk referenced in subsection (1); or
  - (b) have a sidewalk connecting that **public entrance** to a public sidewalk or to the nearest **street**.
- (3) Every **building** on the **parcel** must have at least one sidewalk connecting the parking area to the **public entrances** of the **building**.
- (4) Every sidewalk provided must:
- (a) be a **hard surfaced landscaped area**;
  - (b) be a minimum width of 2.0 metres; and
  - (c) be raised above the surface of the parking area, when located in a parking area.

**Parking Requirement**

- 14 (1) The **Development Authority** may, upon request from the applicant, consider a relaxation of the required **motor vehicle parking stalls** and **visitor parking stalls** for a **development** where 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 District Bylaw. This review will be subject to normal relaxation considerations as defined in Bylaw 1P2007 and may include provisions for shared management of **Motor vehicle parking stalls** and **visitor parking stalls** when they are not occupied for their designated **uses**;
- (2) **Motor vehicle parking stalls** within a **Parking Lot - Structure** to be used for public access must be located beneath surface and may be used to satisfy minimum parking requirements for **uses** within this Direct Control District.

**Discretionary Use That Does Not Comply**

- 15 (1) The **Development Authority** may approve a **development permit** application for a **discretionary use** where the proposed **development** does not comply with all of the applicable requirements and rules of this Bylaw if in the opinion of the **Development Authority**:
- (a) the proposed **development** would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring properties; and
  - (b) the proposed **development** conforms with a **use** prescribed by the Bylaw for that land or **building**.