

# PROPOSED

CPC2023-0119  
ATTACHMENT 2

**BYLAW NUMBER 44D2023**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2022-0183/CPC2023-0119)  
\*\*\*\*\***

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

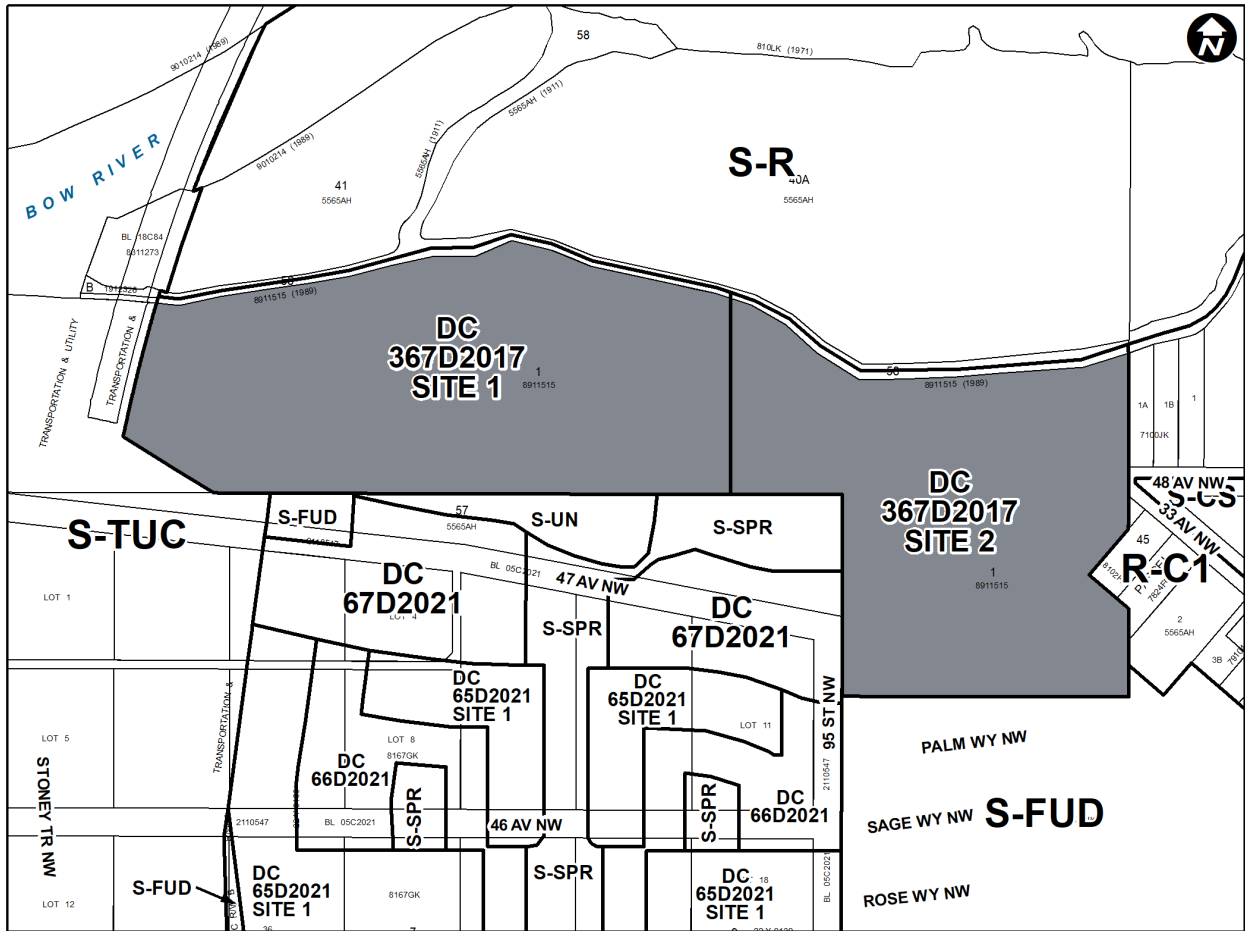
\_\_\_\_\_  
CITY CLERK

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

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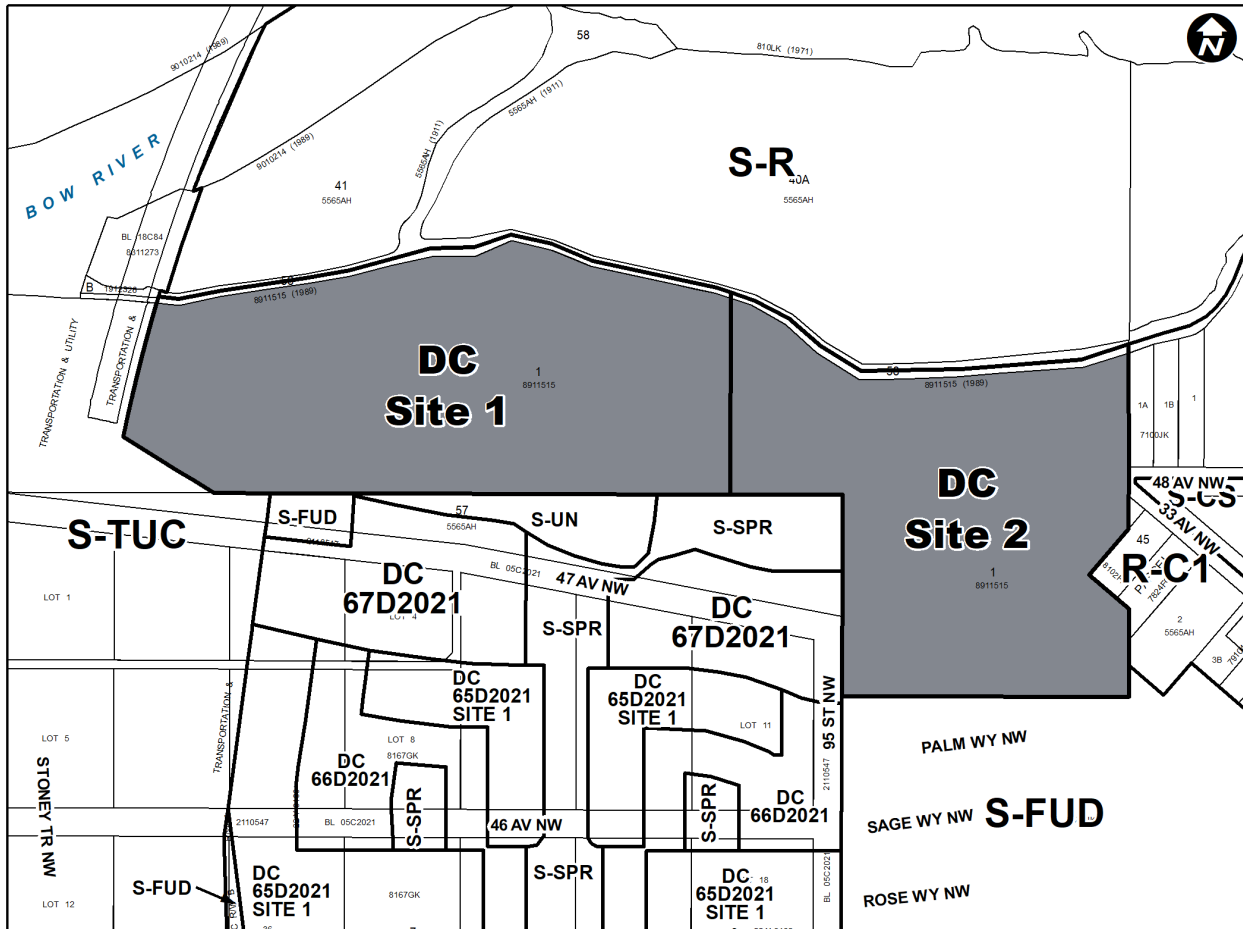
## SCHEDULE A



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## SCHEDULE B



### DIRECT CONTROL DISTRICT

#### Purpose

1 This Direct Control District Bylaw is intended to allow for:

- (a) development that complies with the Alberta Ministerial Order pursuant to the Historical Resources Act protecting the trees, shrubs and vegetation on the western, undeveloped portion of the site; and
- (b) redevelopment and expansion of the existing Children's Health Centre.

#### 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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## Defined Uses

4 In this Direct Control District:

- (a) “**Children’s Health Centre**” means a *use*:
  - (i) where social, physical or mental care is provided to children who live full-time in the facility;
  - (ii) that has at least one staff person at the facility at all times when at least one resident is within the facility;
  - (iii) that may provide programming for the social, creative, educational and physical development of children;
  - (iv) that may include temporary accommodations for family or guardians; and
  - (v) that may include the administrative functions associated with the *use*.

## Site 1 (6.07 ha ±)

### Application

5 The provisions in Sections 6 through 8 apply only to Site 1.

### Permitted Uses

6 The *permitted uses* of the Special Purpose - Urban Nature (S-UN) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District, with the exception of:

- (a) **Park Maintenance Facility – Small.**

### Discretionary Uses

7 There are no *discretionary uses* in this Direct Control District.

### Bylaw 1P2007 District Rules

8 Unless otherwise specified, the rules of the Special Purpose – Urban Nature (S-UN) District of Bylaw 1P2007 apply to Site 1.

## Site 2 (7.07 ha ±)

### Application

9 The provisions in Sections 10 through 17 apply only to Site 2.

### Permitted Uses

10 The *permitted uses* of the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

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## Discretionary Uses

11 The ***discretionary uses*** of the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

- (a) **Children’s Health Centre.**

## Bylaw 1P2007 District Rules

12 Unless otherwise specified, the rules of the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 apply in this Direct Control District.

## Use Rules

13 The maximum number of residents for a **Children’s Health Centre** is 40.

## Building Height for Children’s Health Centre

14 The maximum ***building height*** for **Children’s Health Centre** is 14.0 metres.

## Required Motor Vehicle Parking Stalls for Children’s Health Centre

15 The minimum number of ***motor vehicle parking stalls*** for **Children’s Health Centre** is 1.0 stall per three residents.

## Required Bicycle Parking Stalls for Children’s Health Centre

16 There is no requirement for ***bicycle parking stalls – class 1*** or ***class 2*** for **Children’s Health Centre**.

## Relaxations

17 The ***Development Authority*** may relax the rules contained in Sections 8 and 12 through 15 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.