

BYLAW NUMBER 26D2014

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2013-0019)**

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.

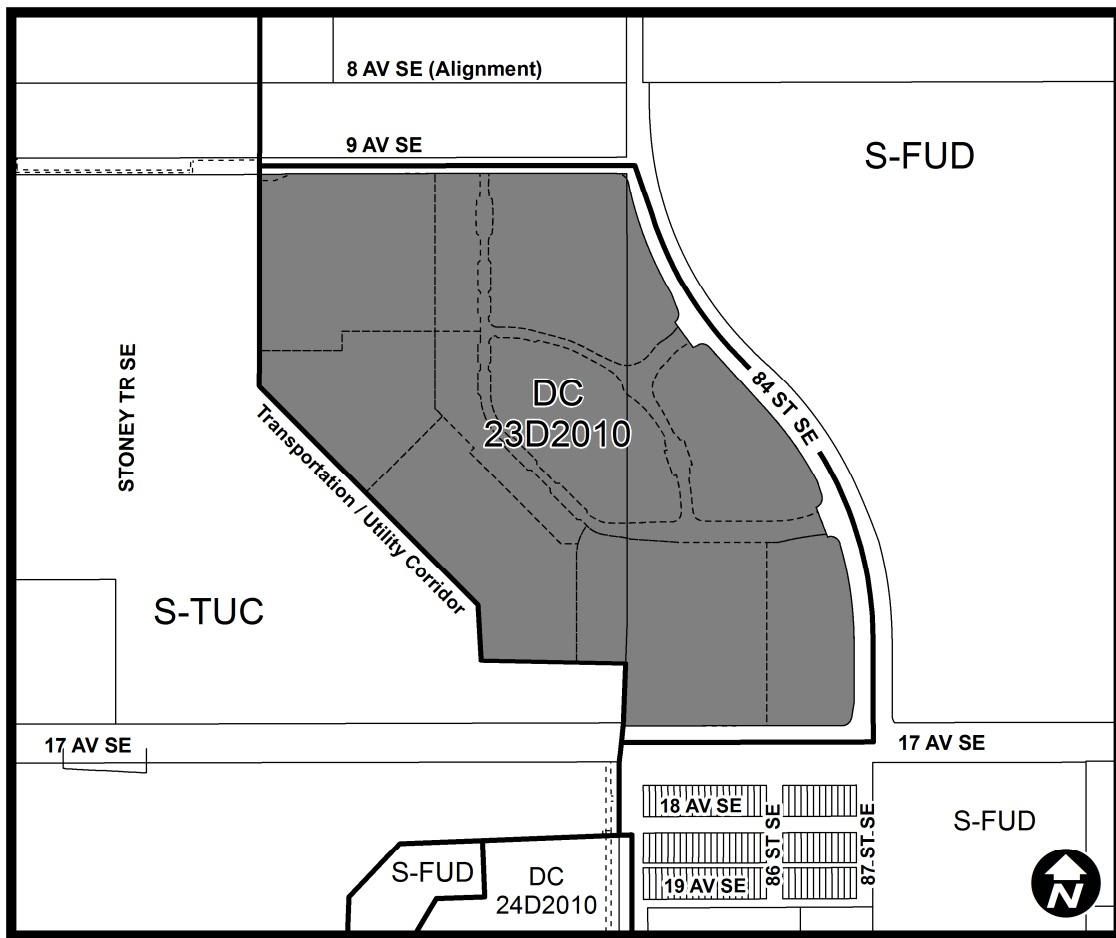
READ A SECOND TIME THIS ____ DAY OF _____, 2014.

READ A THIRD TIME THIS ____ DAY OF _____, 2014.

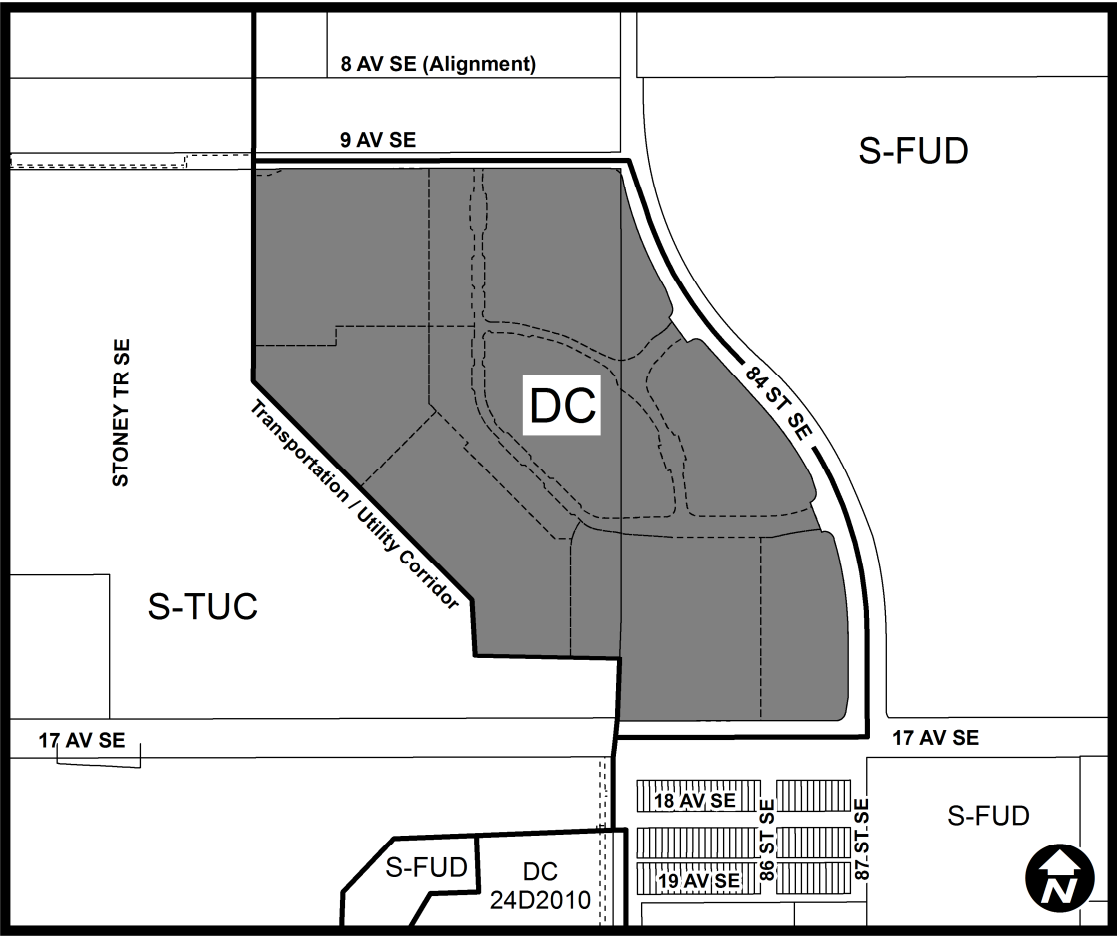
MAYOR
SIGNED THIS ____ DAY OF _____, 2014.

CITY CLERK
SIGNED THIS ____ DAY OF _____, 2014.

SCHEDULE A



SCHEDULE B



DC DIRECT CONTROL DISTRICT

**AMENDMENT LOC2013-0019
BYLAW NUMBER 26D2014**

Purpose

- 1** This Direct Control District is intended to accommodate **development** that is characterized by:
- (a) comprehensively planned and designed **development** with multiple **buildings**;
 - (b) opportunities for a variety of **building** sizes and **use areas**;
 - (c) **buildings, uses**, vehicle access and pedestrian features on a site that link with each other and adjacent **parcels**;
 - (d) pedestrian access from public transit, to and between **buildings** and pedestrian amenities;

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 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 Commercial – Regional 3 (C-R3) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the exclusion of:
- (a) **Supermarket.**

Discretionary Uses

- 5** The **discretionary uses** of the Commercial – Regional 3 (C-R3) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District, with the addition of:
- (a) **Supermarket.**

Bylaw 1P2007 District Rules

- 6** Unless otherwise specified in this Direct Control District, the rules of the Commercial – Regional 3 (C-R3) District of Bylaw 1P2007 apply in this Direct Control District.

Use Area

- 7** The maximum **use area** of a **Supermarket**, or a **Supermarket** which may be combined with any other **uses** is 3716.0 square metres (40,000 sq. ft.) within this Direct Control District.

Height

- 8** The maximum **building height** is 18.0 metres.

**AMENDMENT LOC2013-0019
BYLAW NUMBER 26D2014**

Additional Building Orientation and Design

9 In addition to the requirements of Section 887 of the C-R3 District of Bylaw 1P2007:

- (1) **Buildings** must be designed to provide architectural diversity, including articulated facades, variations in glazing, and varying setbacks to breakup building massing and scale.
- (2) **Buildings** must be designed to address **streets** and pedestrian corridors and grouped and connected by sidewalks.
- (3) Drive aisles associated with a **Drive Through** must not be located adjacent to site boundary **streets**.

Retail Use Ratio

- 10**
- (1) A minimum of 60.0 percent of the total **gross floor area** contained within the Direct Control District must be developed for retail **uses** with a minimum **use area** of 1115.0 square metres (12,000 sq. ft.) for each **use area**.
 - (2) A maximum of 15.0 percent of the total **gross floor area** contained within the Direct Control District, may be developed for retail **uses** with a **use area** of less than 465.0 square metres (5,000 sq. ft.) for each **use area**.

Floor Area Ratio

- 11** The maximum **floor area ratio** is 0.272.