

# PROPOSED

CPC2023-0770  
ATTACHMENT 3

**BYLAW NUMBER 157D2023**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2023-0019/CPC2023-0770)**

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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 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 \_\_\_\_\_

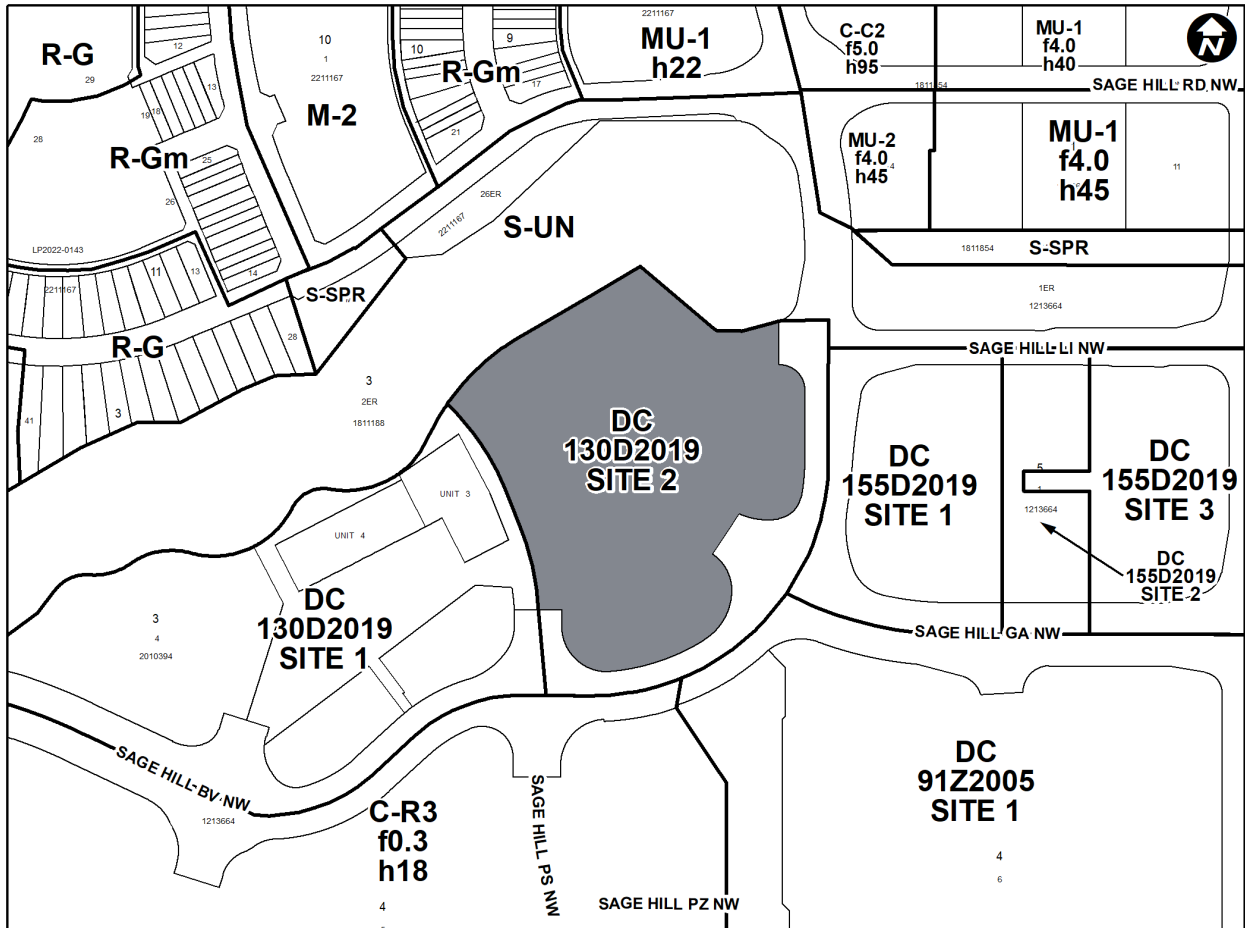
\_\_\_\_\_  
CITY CLERK

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

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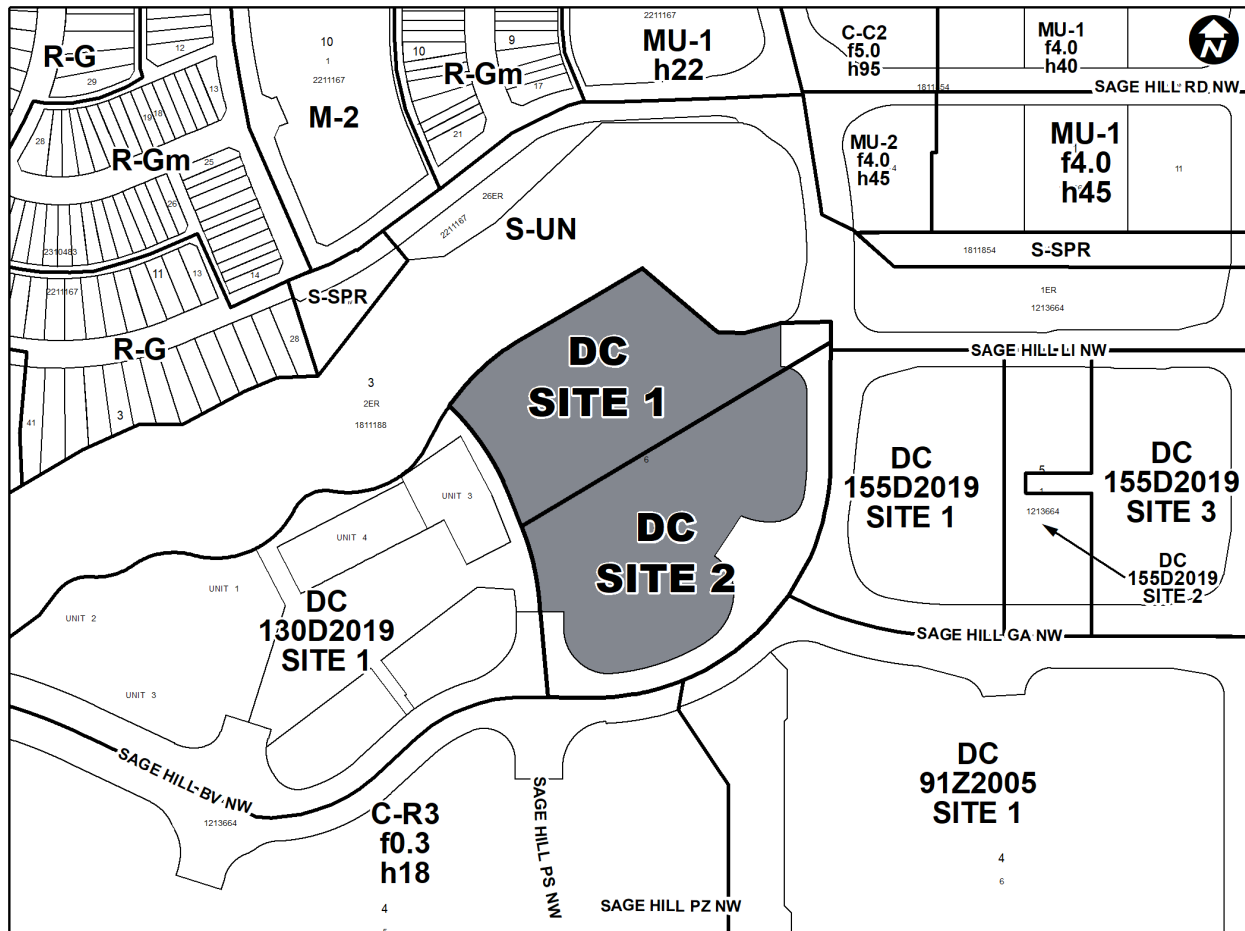
## SCHEDULE A



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## SCHEDULE B



### DIRECT CONTROL DISTRICT

#### Purpose

1 This Direct Control District is intended to:

- (a) implement the Symons Valley Community Plan;
- (b) allow for a comprehensively planned town centre development, with a predominantly residential development of medium height and density on Site 1, and predominantly commercial development with small to mid-scale development on Site 2;
- (c) be characterized by street-oriented building design and pedestrian connections; and
- (d) limit auto-oriented uses on the site.

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### 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.

### Site 1 ( $\pm$ 1.35 hectares)

### Application

- 4 The provisions in Sections 5 through 11 apply only to Site 1.

### Permitted Uses

- 5 The **permitted uses** of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

### Discretionary Uses

- 6 The **discretionary uses** of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Convenience Food Store;**
- (b) **Drinking Establishment – Small;**
- (c) **Health Care Service;**
- (d) **Office;**
- (e) **Outdoor Café;**
- (f) **Restaurant: Food Service Only;**
- (g) **Restaurant: Licensed;**
- (h) **Retail and Consumer Service;**
- (i) **Specialty Food Store; and**
- (j) **Take Out Food Service.**

### Bylaw 1P2007 District Rules

- 7 Unless otherwise specified, the rules of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 apply in this Direct Control District.

### Floor Area Ratio

- 8 The maximum **floor area ratio** is 1.8.

### Building Height

- 9 The maximum **building height** is 23.0 metres.

### Rules for Commercial Multi-Residential Uses

- 10 (1) **Commercial multi-residential uses** must:
- (a) be located on the floor closest to **grade** of a **main residential building**;
  - (b) be contained completely within a **building** with the exception of **Child Care Service** and **Outdoor Café uses**;

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- (c) not be located above any **Dwelling Units**;
  - (d) not share an internal hallway with a **Dwelling Unit**; and
  - (e) have a separate exterior entrance from that of the **Dwelling Units**.
- (2) The maximum **use area** for each **commercial multi-residential use** is 325.0 square metres.
- (3) The maximum **public area** for a **Restaurant: Food Service Only, Restaurant: Licensed, or Drinking Establishment – Small** is 150.0 square metres.

## Setbacks from Special Purpose District

- 11 The minimum **setback area** from a **property line** shared with a **special purpose district** is 3.0 metres.

## Site 2 (± 1.58 hectares)

### Application

- 12 The provisions in Sections 13 through 18 apply only to Site 2.

### Permitted Uses

- 13 The **permitted uses** of the Commercial – Community 1 (C-C1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

### Discretionary Uses

- 14 The **discretionary uses** of the Commercial – Community 1 (C-C1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

### Bylaw 1P2007 District Rules

- 15 Unless otherwise specified, the rules of the Commercial – Community 1 (C-C1) District of Bylaw 1P2007 apply in this Direct Control District.

### Floor Area Ratio

- 16 The maximum **floor area ratio** is 1.0.

### Building Height

- 17 The maximum **building height** is 13.0 metres.

### Rules for Location of Uses

- 18 (1) There may be a maximum of two **Drive Throughs** on Site 2.
- (2) For the purposes of this section, any vehicular access to a **Car Wash – Single Vehicle** must not be included in the maximum number of **Drive Throughs**.

### Relaxations

- 19 The **Development Authority** may relax the rules set out in Sections 7 and 15 of this Direct Control District Bylaw in accordance with Sections 31 and 36 Bylaw 1P2007.