

# PROPOSED

CPC2023-0888  
ATTACHMENT 3

**BYLAW NUMBER 191D2023**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2022-0231/CPC2023-0888)**

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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 \_\_\_\_\_

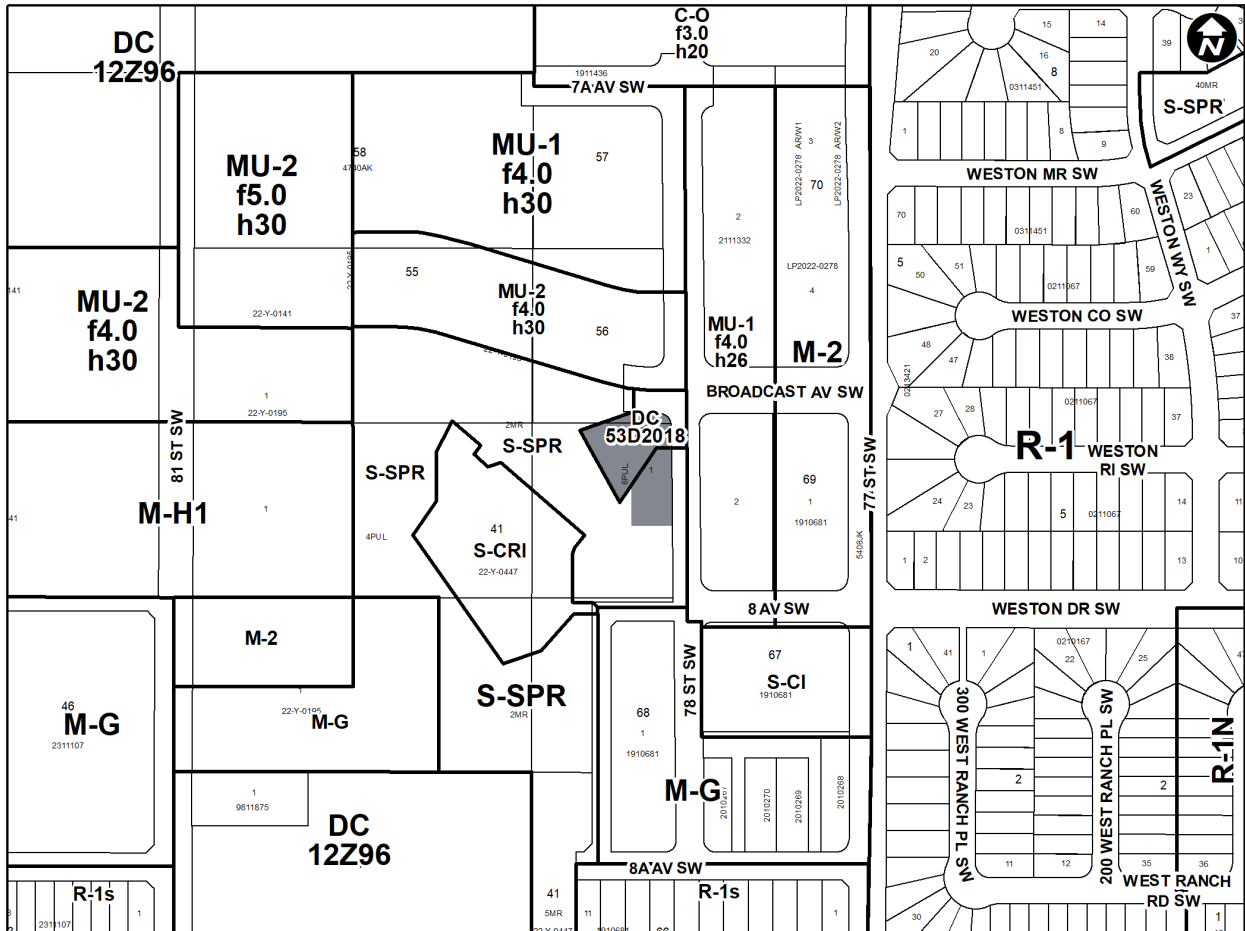
\_\_\_\_\_  
CITY CLERK

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

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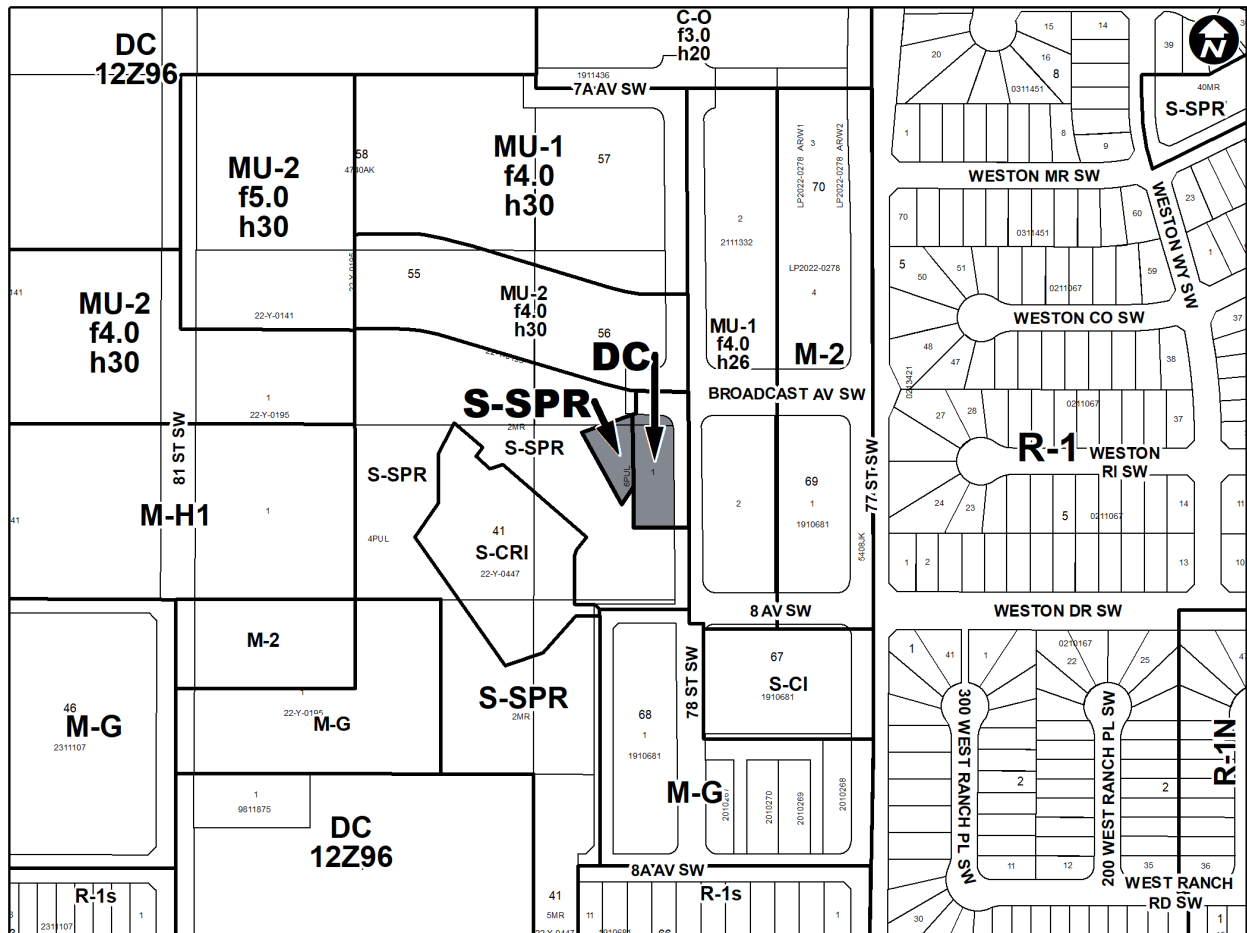
## SCHEDULE A



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## SCHEDULE B



### DIRECT CONTROL DISTRICT

#### Purpose

- 1 This Direct Control District Bylaw is intended to accommodate a range of commercial uses to create a community hub.

#### 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.

#### Permitted Uses

- 4 The *permitted uses* of the Commercial – Neighbourhood 1 (C-N1) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District with the exclusion of:

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- (a) **Financial Institution;**
- (b) **Health Care Service;**
- (c) **Home Based Child Care – Class 1;**
- (d) **Home Occupation – Class 1;**
- (e) **Information and Service Provider; and**
- (f) **Print Centre.**

## Discretionary Uses

5 The **discretionary uses** of the Commercial – Neighbourhood 1 (C-N1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District:

- (a) with the addition of:
  - (i) **Amusement Arcade;**
  - (ii) **Billiard Parlour;**
  - (iii) **Community Recreation Facility;**
  - (iv) **Conference and Event Facility;**
  - (v) **Dinner Theatre;**
  - (vi) **Food Kiosk;**
  - (vii) **Indoor Recreation Facility; and**
  - (viii) **Museum.**
- (b) with the exclusion of:
  - (i) **Addiction Treatment;**
  - (ii) **Assisted Living;**
  - (iii) **Cannabis Store;**
  - (iv) **Custodial Care;**
  - (v) **Dwelling Unit;**
  - (vi) **Home Occupation – Class 2;**
  - (vii) **Liquor Store;**
  - (viii) **Live Work Unit;**
  - (ix) **Place of Worship – Small; and**
  - (x) **Residential Care.**

## Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Commercial – Neighbourhood 1 (C-N1) District of Bylaw 1P2007 apply in this Direct Control District.

## Floor Area Ratio

7 The maximum **floor area ratio** is 1.5.

## Building Height

8 The maximum **building height** is 17.0 metres.

## Use Area

9 (1) Unless otherwise referenced in subsection (2), the maximum **use area** on the ground floor of a **building** is 400.0 square metres.

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- (2) On the ground floor of a ***building***, the maximum ***use area*** for any combination of **Brewery, Winery and Distillery, Drinking Establishment – Small and Restaurant: Licensed** is 400.0 square metres.

## Relaxations

- 10 The ***Development Authority*** may relax the rules contained in Sections 6, 8 and 9 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.