

PROPOSED

CPC2023-0948
ATTACHMENT 3

BYLAW NUMBER 224D2023

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2023-0161/CPC2023-0948)**

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 _____

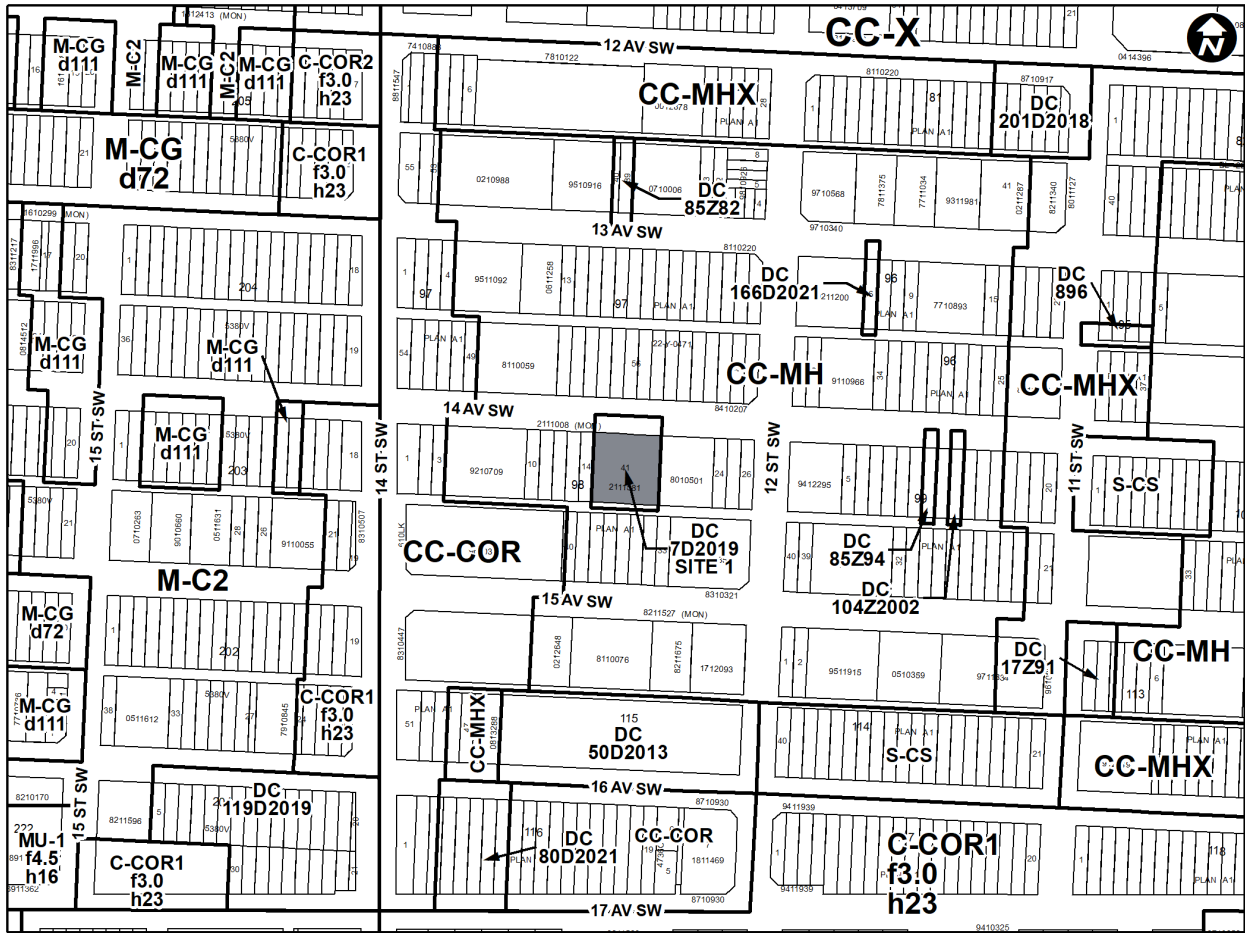
CITY CLERK

SIGNED ON _____

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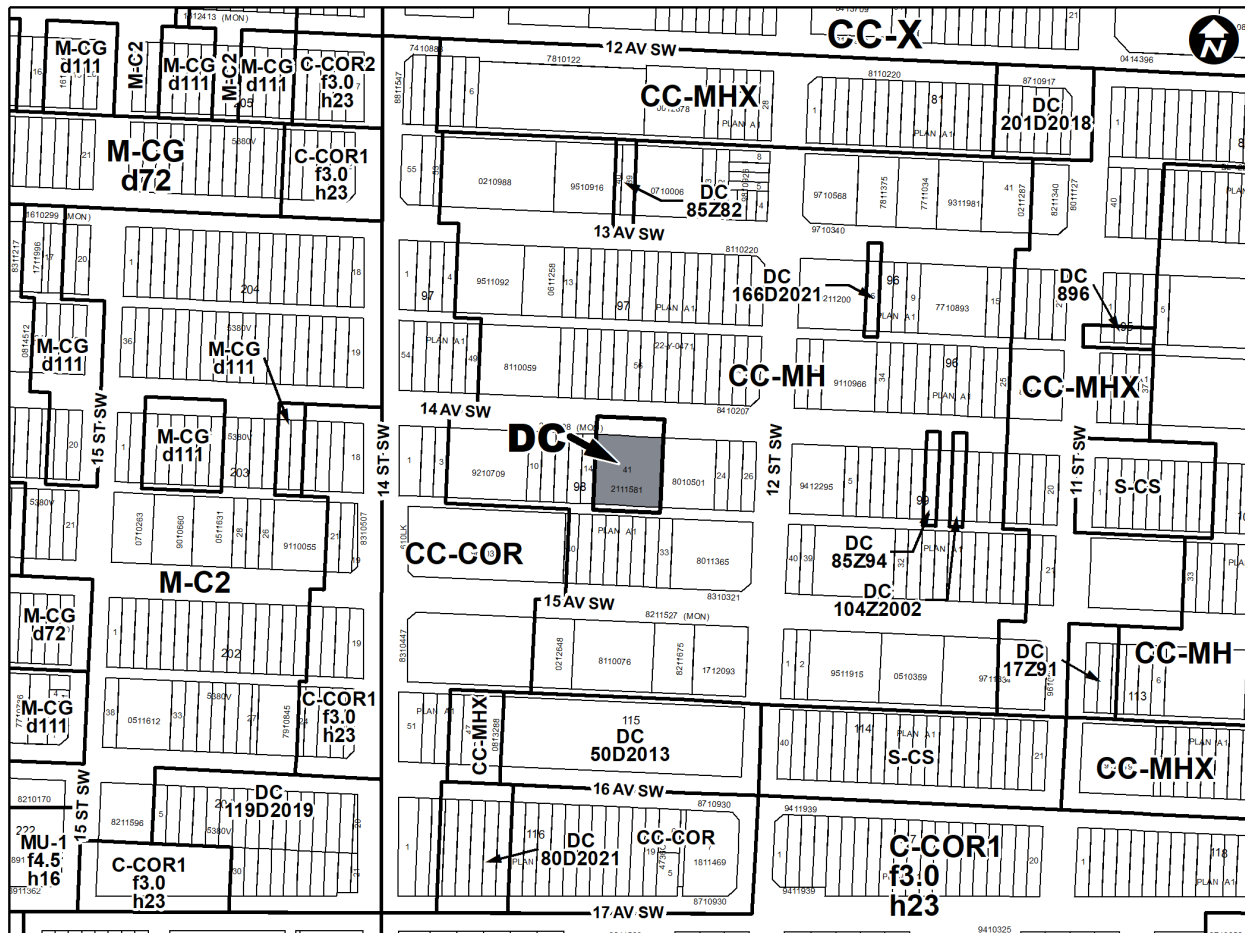
SCHEDULE A



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SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) reflect a previous heritage density transfer to this site as reflected in Direct Control District Bylaw 7D2019; and
- (b) allow for lower intensity non-residential uses at grade in an existing approved building.

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.

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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 Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of the following **uses** when located within a **building** existing on the date of passage of this Direct Control District Bylaw:

- (a) **Artist's Studio;**
- (b) **Computer Games Facility;**
- (c) **Fitness Centre;**
- (d) **Information and Service Provider;**
- (e) **Instructional Facility;**
- (f) **Office;**
- (g) **Pet Care Service;**
- (h) **Print Centre;**
- (i) **Retail and Consumer Service;**
- (j) **Service Organization;** and
- (k) **Social Organization.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7 The maximum **floor area ratio** is 6.98 inclusive of the 2988.0 square metres of heritage density that has been transferred to this site as laid out in Direct Control District Bylaw 7D2019.

Location of Uses Within Buildings

- 8 The additional **discretionary uses** listed in Section 5 of this Direct Control District must only be located at **grade**.

Use Area Rules

- 9 (1) Unless otherwise provided in subsection (2), there is no maximum **use area** in this Direct Control District.
- (2) The maximum **use area** for the additional **discretionary uses** listed in Section 5 of this Direct Control District is 300.0 square metres.

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Relaxations

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