

TEXTUAL AMENDMENTS TO LAND USE BYLAW 1P2007
(CITY WIDE)
BYLAW 44P2013

SUMMARY/ISSUE

Minor textual amendments to Land Use Bylaw 1P2007, and addition of a new Part 3 – Division 7 (Infrastructure Servicing).

PREVIOUS COUNCIL DIRECTION

At the 2013 July 29 Regular Meeting of Council a report entitled “West Memorial Sanitary Trunk Capacity” was received for information. As part of that report it was recommended and approved by Council that Administration would return by 2013 December, to Council, with proposed amendments to the LUB to require all development to have access to available servicing. In response Administration has prepared LUB amendments to ensure the adequate capacity of services necessary for each development.

At the 2013 March 04 Regular Meeting of Council a Motion Arising brought forward by Alderman Chabot, Seconded by Alderman Keating, directed that Administration to bring forward textual amendments to the C-COR land use designation to clarify the wording for the maximum reduction to minimum parking stall requirements. This report includes the suggested changes and further proposes that these changes be incorporated in the General Rules for Centre City Commercial and General Rules for Centre City Multi-Residential High Rise Districts which had similar, ambiguous wording.

**RECOMMENDATION OF THE
ADMINISTRATION:**

That Council hold a Public Hearing on Bylaw 44P2013.

RECOMMENDATION(S) OF CPC:

That Council:

1. **ADOPT** the proposed Textual Amendments to Land Use Bylaw 1P2007,

and addition of a new Part 3 – Division 7 (Infrastructure Servicing), in accordance with the Development and Building Approvals; and

2. Give one reading to the proposed Bylaw 44P2013.
3. **AMEND** the “Proposed Amended Bylaw Wording” by eliminating sections (b) and (uu) and renumber the sections accordingly.
4. Give second and third readings to the proposed Bylaw 44P2013, as amended.
5. **REFER** the following Motion to the Growth Management Committee for consideration:
 - That in any future studies for redevelopment resulting in the intensification of use and an increase in density, that Administration include an analysis that demonstrates the capacity of the infrastructure is adequate to accommodate the intensification of use and increase in density, for the subject area, or alternatively demonstrate a solution to any capacity issue including, but not limited to, financing and staging.

APPLICANT(S)

The City of Calgary

**INVESTIGATION
BYLAW 44P2013**

This bylaw proposes amendments to Land Use Bylaw 1P2007 including correcting spelling, omissions and formatting. Further amendments include: clarifying the requirement for adequate site servicing capacity; altering references to large vehicles; adding the option of phasing as a condition to permitted development permits; adding the use of parking lot to the Commercial – Regional 1 (C-R1) district; and clarifying that

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commercial or industrial buildings are not considered in determining the contextual setbacks of a low density residential development. These amendments will clarify requirements for development, simplify development processes, and correct discrepancies.

ATTACHMENT(S)

1. Proposed Bylaw 44P2013
2. CPC Report M-2013-016