

# PROPOSED

CPC2023-1239  
ATTACHMENT 3

**BYLAW NUMBER 57D2024**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2023-0095/CPC2023-1239)**

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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 \_\_\_\_\_

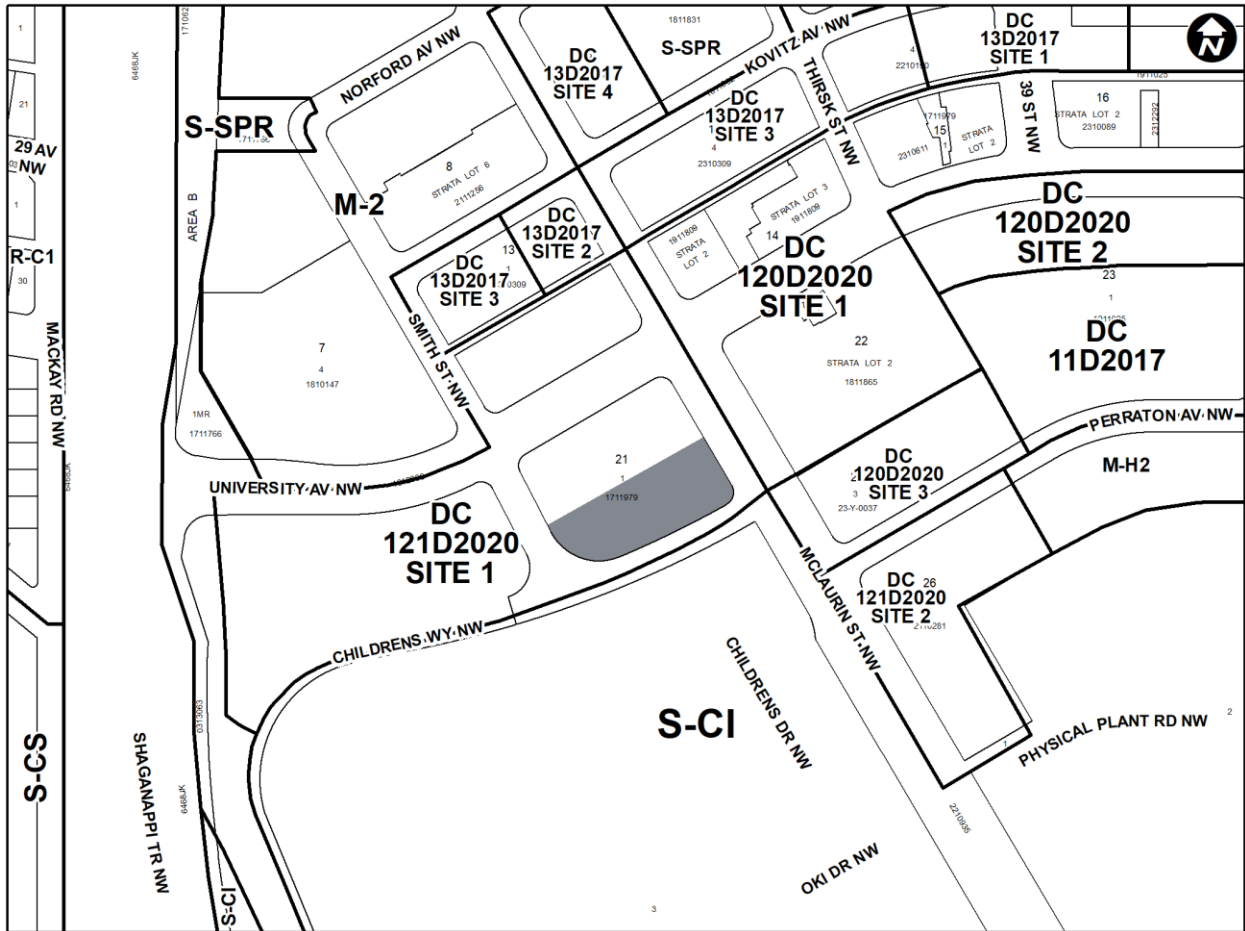
\_\_\_\_\_  
CITY CLERK

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

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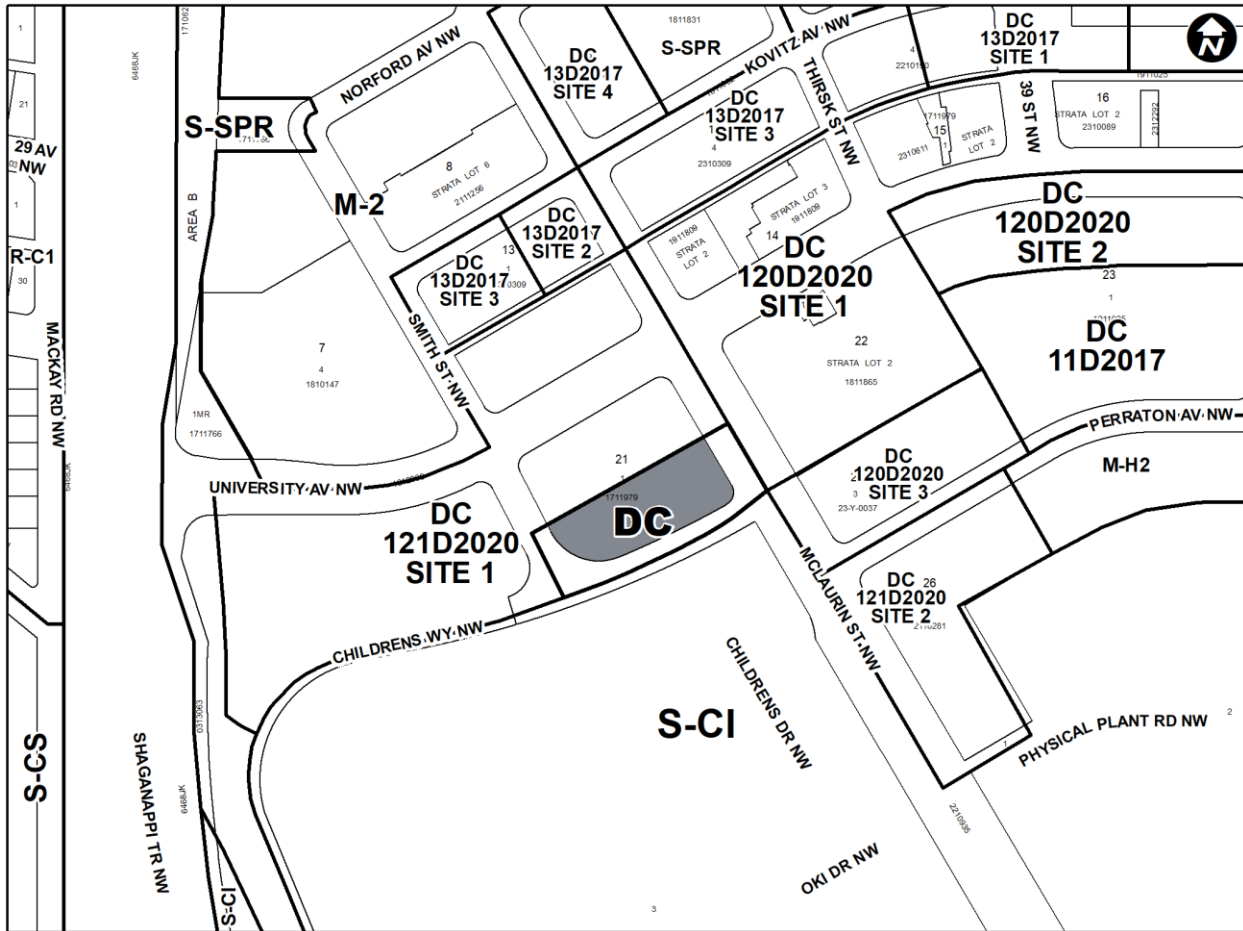
## SCHEDULE A



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## SCHEDULE B



### DIRECT CONTROL DISTRICT

#### Purpose

1 This Direct Control District Bylaw is intended to:

- (a) prescribe building setbacks that will create a pedestrian-oriented environment where frontages and entrances are close to the sidewalk and street in order to engage the public realm;
- (b) have the majority of the motor vehicle parking stalls located within parking structures;
- (c) allow for the additional use of self storage facility with additional rules for an urban commercial context; and
- (d) allow for the additional use of kennel.

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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.

### Permitted Uses

- 4 The **permitted uses** of the Commercial – Office (C-O) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

### Discretionary Uses

- 5 The **discretionary uses** of the Commercial – Office (C-O) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Parking Lot – Grade (temporary);**
- (b) **Self Storage Facility; and**
- (c) **Kennel.**

### Bylaw 1P2007 District Rules

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

### Floor Area Ratio

- 7 There is no maximum **floor area ratio**.

### Building Height

- 8 The maximum **building height** is 25.0 metres.

### Use Area

- 9 (1) A minimum of 10.0 per cent of the ground floor **gross floor area** of a **building** in this Direct Control District must contain “Commercial Uses”.
- (2) Where this Section refers to “Commercial Uses”, it refers to the **uses** listed in Section 4 and 5 of this Direct Control District Bylaw, except:
- (a) **Parking Lot – Grade (temporary); and**
  - (b) **Self Storage Facility.**

### Setback Areas

- 10 (1) The depth of all **setback areas** must meet the minimum and not exceed the maximum **building setback** required in Section 15 of this Direct Control District Bylaw.
- (2) Sections 835, 836 and 837 of Land Use Bylaw 1P2007 do not apply to this Direct Control District.

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## Building Setback Areas

- 11 (1) Where the **parcel** shares a **property line** with Children's Way NW, there is no minimum requirement for a **building setback**, but where a **building setback** is provided, it must have a maximum depth of 4.0 metres.
- (2) Where the **parcel** shares a **property line** with Smith Street NW, the **building setback** must have a minimum depth of 3.0 metres.
- (3) Where the **parcel** shares a **property line** with McLaurin Street NW, there is no minimum requirement for a **building setback**, but where a **building setback** is provided, it must have a maximum depth of 3.0 metres.
- (4) Where the **parcel** shares a **property line** with a **lane**, the **building setback** must have a minimum depth of 3.0 metres.

## Landscaping in Setback Areas

- 12 (1) Where a **setback area** shares a **property line** with Children's Way NW, the **setback area**:
- (a) unless otherwise referenced in subsection 12(1)(b) must be a **soft surfaced landscaped area**;
  - (b) may have a sidewalk along the length of the **building**; and
  - (c) must provide a minimum of 1.0 trees and 2.0 shrubs for:
    - (i) every 35.0 square metres of **landscaped area** provided; or
    - (ii) every 50.0 square meters of **landscaped area** provided, where irrigation is provided by a **low water irrigation system**.
- (2) Where a **setback area** shares a **property line** with Smith Street, the **setback area** must:
- (a) be a **soft surfaced landscaped area**; and
  - (b) provide a minimum of 1.0 trees and 2.0 shrubs for:
    - (i) every 30.0 square metres of **landscaped area** provided; or
    - (ii) every 45.0 square meters of **landscaped area** provided, where irrigation is provided by a **low water irrigation system**.
- (3) Where a **setback area** shares a **property line** with McLaurin Street NW, the **setback area**:
- (a) may be **soft surfaced landscaped area** or **hard surfaced landscape area**; and

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- (b) must provide a minimum of 1.0 trees and 2.0 shrubs for:
  - (i) every 35.0 square metres of **landscaped area** provided; or
  - (ii) for every 50.0 square meters of **landscaped area** provided, where irrigation is provided by a **low water irrigation system**.
- (4) Where a **setback area** shares a **property line** with a **lane** and approved access to the **parcel** is from the **lane**, there is no **landscaped area** requirement for that **setback area**.

### Parking Requirements

- 13 (1) There is no minimum **motor vehicle parking stall** requirement in this Direct Control District.
- (2) Section 121.1 of Land Use Bylaw 1P2007 does not apply to this Direct Control District.
- (3) **Motor vehicle parking stalls** for any **use** within this Direct Control District must be provided in an above **grade** or below **grade** parking structure with the following exceptions:
  - (a) a temporary **development permit** may be issued for **Parking Lot – Grade (temporary)**;
  - (b) a maximum of five **motor vehicle parking stalls** may be located outside of a parking structure between a **building** and Smith Street NW; and
  - (c) a single row of **motor vehicle parking stalls** may be located outside of a parking structure between a **building** and a **lane**.

### Vehicle Access

- 14 Only a single vehicle access to the parcel is allowed, which is to be located on Smith Street NW mid-block between University Avenue NW and Children’s Way NW.

### Rules for Façades Facing a Street

- 15 (1) The façade of a **building** located above the ground floor and facing a **street** must provide windows with unobscured glass that occupy a minimum of 15.0 per cent of the façade.
- (2) The façade of a **building** located on the ground floor and facing Children’s Way NW must provide windows with unobscured glass that:
  - (a) occupy a minimum of 65.0 per cent of the façade between a height of 0.6 metres and 2.4 metres; and
  - (b) allows views of the indoor space through the entire area described in subsection (a).

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- (3) The façade of a **building** located on the ground floor and facing McLaurin Street NW must provide windows with unobscured glass that:
- (a) occupy a minimum of 40.0 per cent of the façade between a height of 0.6 metres and 2.4 metres; and
  - (b) allows views of the indoor space through the entire area described in subsection (a).

### Rules for Self Storage Facility

#### 16 For a **Self Storage Facility**:

- (a) The individual access to each self storage unit must be entirely internal to a **building**.
- (b) For individual self storage units, perimeter windows described in Section 15 must be abutted by internal circulation corridors that access the self storage units.

### Relaxations

- 17 The **Development Authority** may relax the rules contained in Sections 6, 8 through 12 and 15 through 16 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.