

PROPOSED

CPC2024-0934
ATTACHMENT 2

BYLAW NUMBER 258D2024

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2024-0097/CPC2024-0934)**

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 _____

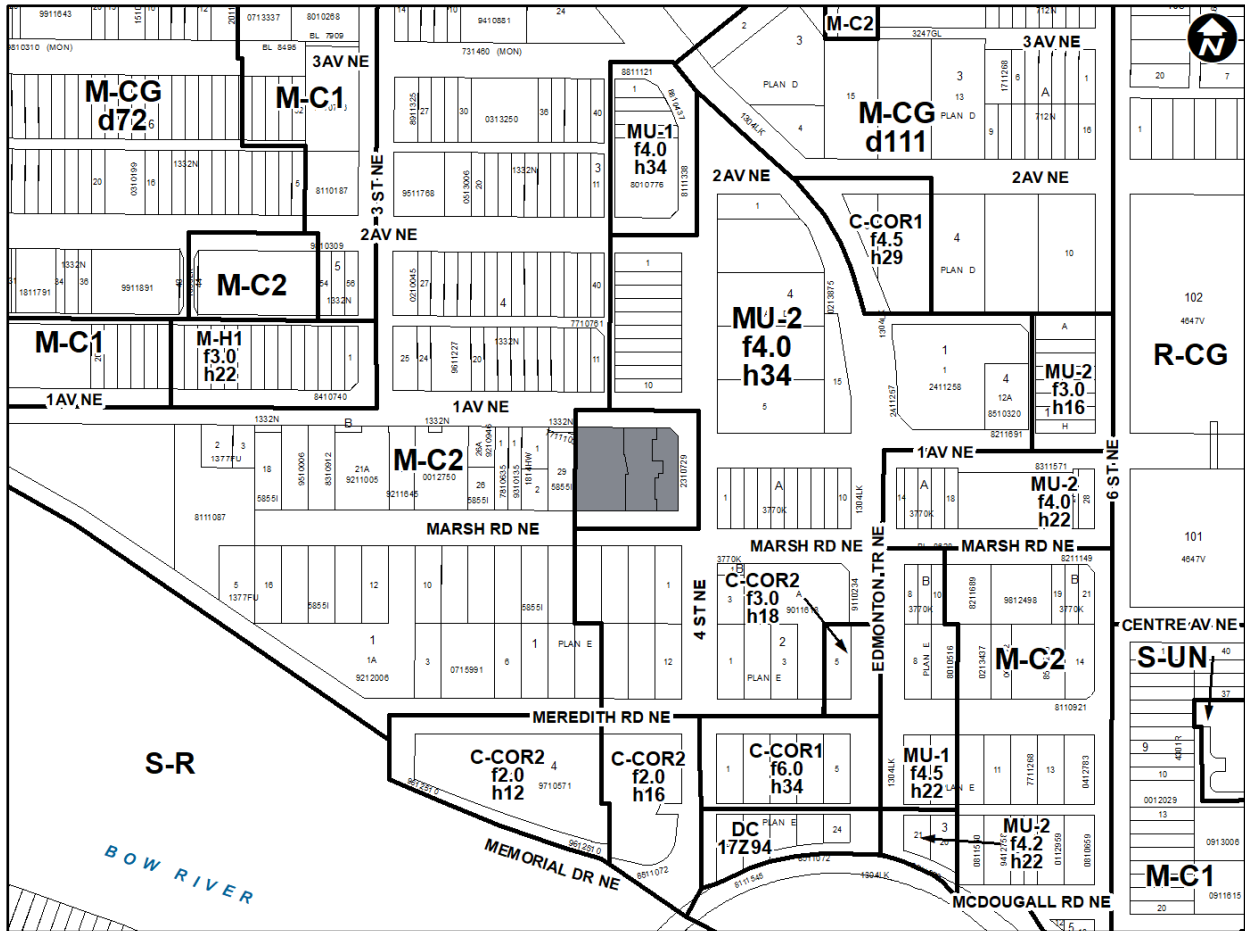
CITY CLERK

SIGNED ON _____

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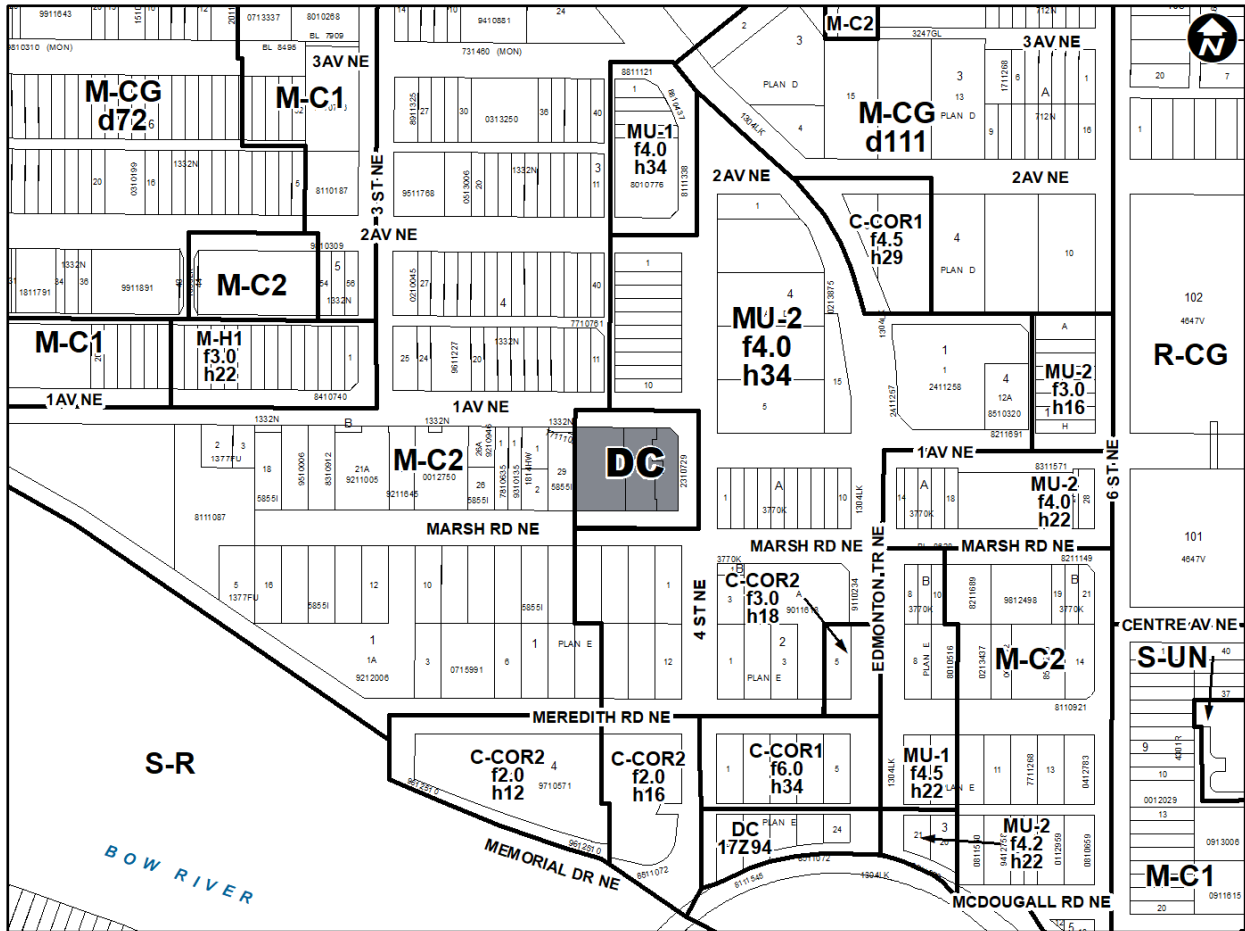
SCHEDULE A



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SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) accommodate a pedestrian oriented, comprehensively designed, mixed use development;
- (b) allow for a range of commercial uses with restrictions on size and location within buildings;
- (c) provide flexibility in the mix and intensity, built form and size;
- (d) establish building locations, setback areas and landscaping that create sensitive interface treatment with adjacent developments; and
- (e) allow a liquor store located anywhere within a commercial space in the development.

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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.

General Definitions

4 In this Direct Control District:

- (a) “**commercial uses**” means the listed uses in sections 5 and 6 of this Direct Control District Bylaw, other than **Assisted Living, Dwelling Unit and Residential Care**.

Permitted Uses

5 The **permitted uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

6 The **discretionary uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Food Kiosk.**

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

8 The maximum **floor area ratio** is 5.0.

Building Height

9 (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 40.0 metres.

(2) Where a **parcel** shares a **property line** with a **parcel** designated as a **multi-residential district**, the maximum **building height**:

- (a) is 16.0 metres measured from **grade** within 10.0 metres of the shared **property line**; and
- (b) increases proportionately to a maximum of 40.0 metres measured from **grade** at a distance of 25.0 metres from the shared **property line**.

Use Area

10 (1) Unless otherwise referenced in subsection (3), the maximum **use area** for **commercial uses** on the ground floor of **buildings** is 465.0 square metres.

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- (2) Unless otherwise referenced in subsection (3), there is no maximum **use area** for **uses** located on upper floors.
- (3) The maximum **use area** of a:
 - (a) **Catering Service – Minor**, or a **Catering Service – Minor** combined with any other **use**, is 300.0 square metres;
 - (b) **Cinema**, or a **Cinema** combined with any other **use**, is 550.0 square metres; and
 - (c) **Supermarket**, or a **Supermarket** combined with any other **use**, is 1400.0 square metres.
- (4) The following **uses** do not have a **use area** restriction:
 - (a) **Assisted Living**;
 - (b) **Dwelling Unit**;
 - (c) **Hotel**;
 - (d) **Live Work Unit**; and
 - (e) **Residential Care**.

Location of Uses within Buildings

- 11 (1) The following **uses** must not be located on the ground floor of **buildings** except when located in a **Live Work use**:
 - (a) **Instructional Facility**;
 - (b) **Health Care Service**;
 - (c) **Place of Worship – Small**;
 - (d) **Post-secondary Learning Institution**;
 - (e) **Residential Care**; and
 - (f) **Social Organization**.
- (2) **Office** and **Live Work Unit uses** may be located on the ground floor.
- (3) **Dwelling Units** may only be located on the ground floor if each **unit** has a separate primary entrance at **grade** facing Marsh Road NE or 1 Avenue NE.
- (4) **Development** fronting onto 4 Street NE must be able to accommodate **commercial uses** on the ground level.
- (5) The maximum **public area** for a **Restaurant: Food Service Only** or **Restaurant: Licensed** is 300.0 square metres.

Liquor Store Separation Distance

- 12 (1) Subsection 40(h) of Bylaw 1P2007 does not apply to this Direct Control District Bylaw.

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- (2) Subsection 225(d) of Bylaw 1P2007 does not apply to this Direct Control District Bylaw.

Relaxations

- 13 The ***Development Authority*** may relax the rules contained in Section 7 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.