

PROPOSED

CPC2024-0949
ATTACHMENT 2

BYLAW NUMBER 262D2024

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2024-0120/CPC2024-0949)**

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 _____

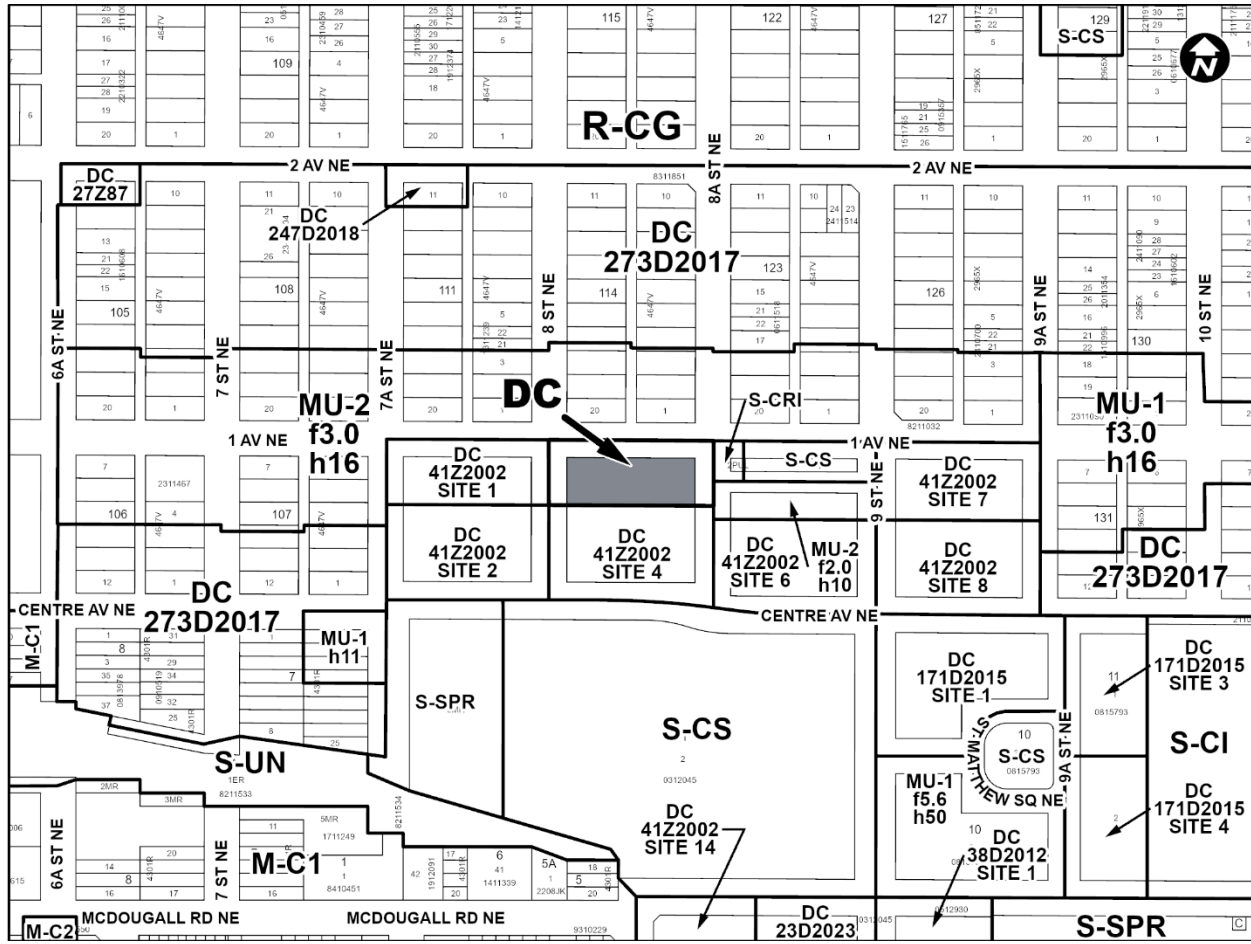
CITY CLERK

SIGNED ON _____

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SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) allow for health care service and financial institution uses to be located on the ground floor within an existing building; and
- (b) maintain the intent of active frontage by providing specific rules for façade width for health care service and financial institution uses.

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 Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7 The maximum **floor area ratio** is 3.0.

Building Height

- 8 The maximum **building height** is 16.0 metres.

Location of Uses Within Buildings

- 9 The following **uses** must not be located on the ground floor of a **building** facing the commercial **street**:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Catering Service – Minor;**
- (d) **Custodial Care;**
- (e) **Dwelling Unit;**
- (f) **Office;**
- (g) **Place of Worship – Medium;**
- (h) **Place of Worship – Small; and**
- (i) **Residential Care.**

Façade Width for Uses Facing a Street

- 10 (1) Unless otherwise referenced in subsections (2), (3) and (4), the length of the **building** façade that faces a **street** containing an individual **use** on the floor closest to **grade** is a maximum of 15.0 metres.
- (2) For an individual **Drinking Establishment – Medium, Drinking Establishment – Small, Restaurant: Food Service Only, Restaurant: Licensed, Retail and Consumer Service** or **Supermarket use** located on the floor closest to **grade**, the length of the **building** façade that faces a **street** may be increased to 30.0 metres where all of the other **uses** that share the same façade meet the requirements of subsection (1).

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- (3) The length of the **building** façade that faces a **street** containing an individual **Health Care Service, Financial Institution or Payday Loan use** on the floor closest to **grade** is a maximum of 9.0 metres, unless otherwise referenced in subsection (4).
- (4) For an individual **Health Care Service or Financial Institution** in an existing **building** and located on the floor closest to **grade**, the length of the **building** façade that faces a **street** may be increased to a maximum of 15.0 metres when:
 - (a) windows are of unobstructed transparent glass;
 - (b) signage, lifestyle images or other opaque treatments of the windows occupy a maximum cumulative total of 2.0 square metres of the cumulative area of all windows along the façade; and
 - (c) a maximum of one automated teller machine, directly accessible from the **street**, is provided and includes a maximum area of 11.0 square metres of opaque treatment.

Relaxations

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