

PROPOSED

CPC2023-0997
ATTACHMENT 2

BYLAW NUMBER 16D2024

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2022-0210/CPC2023-0997)**

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 _____

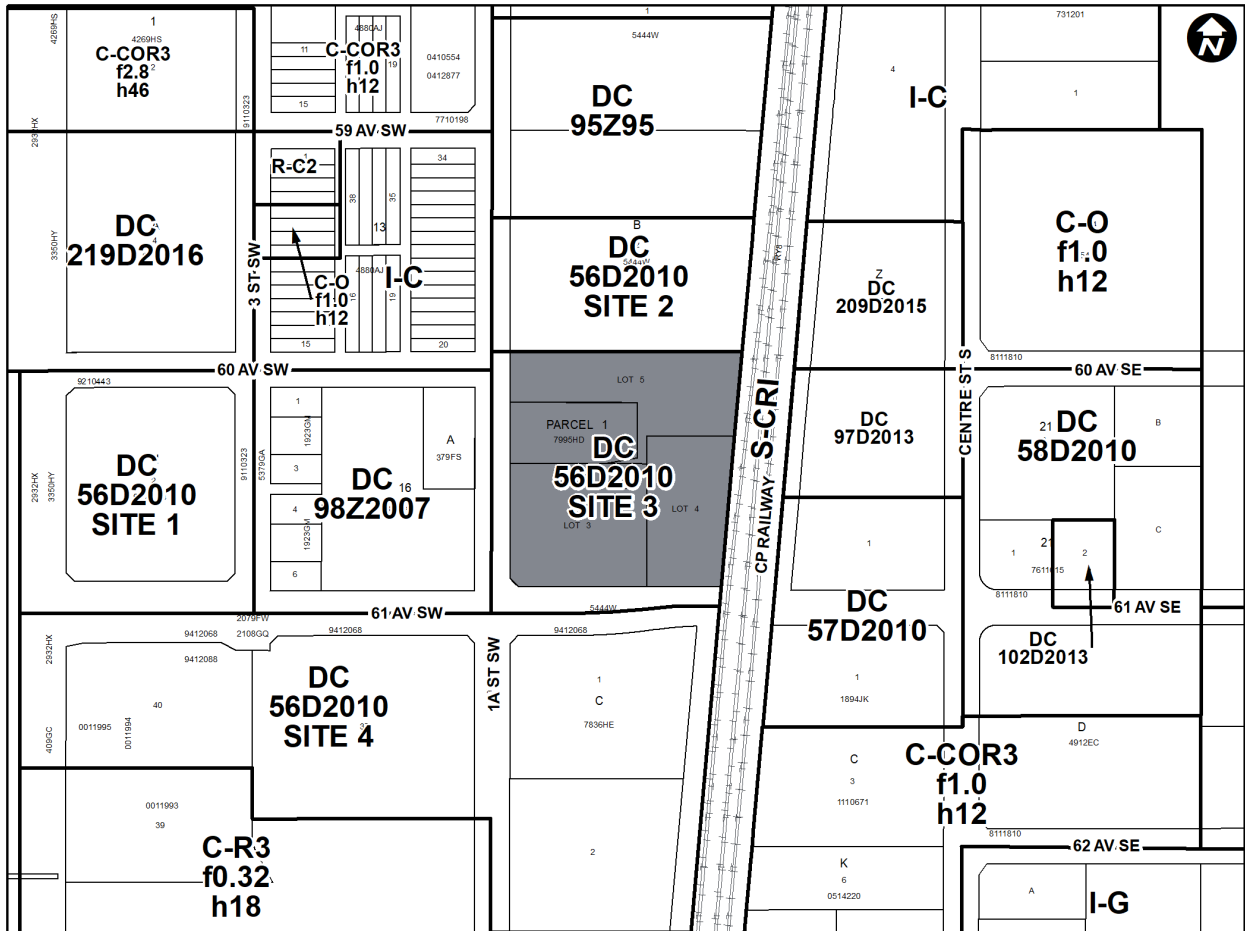
CITY CLERK

SIGNED ON _____

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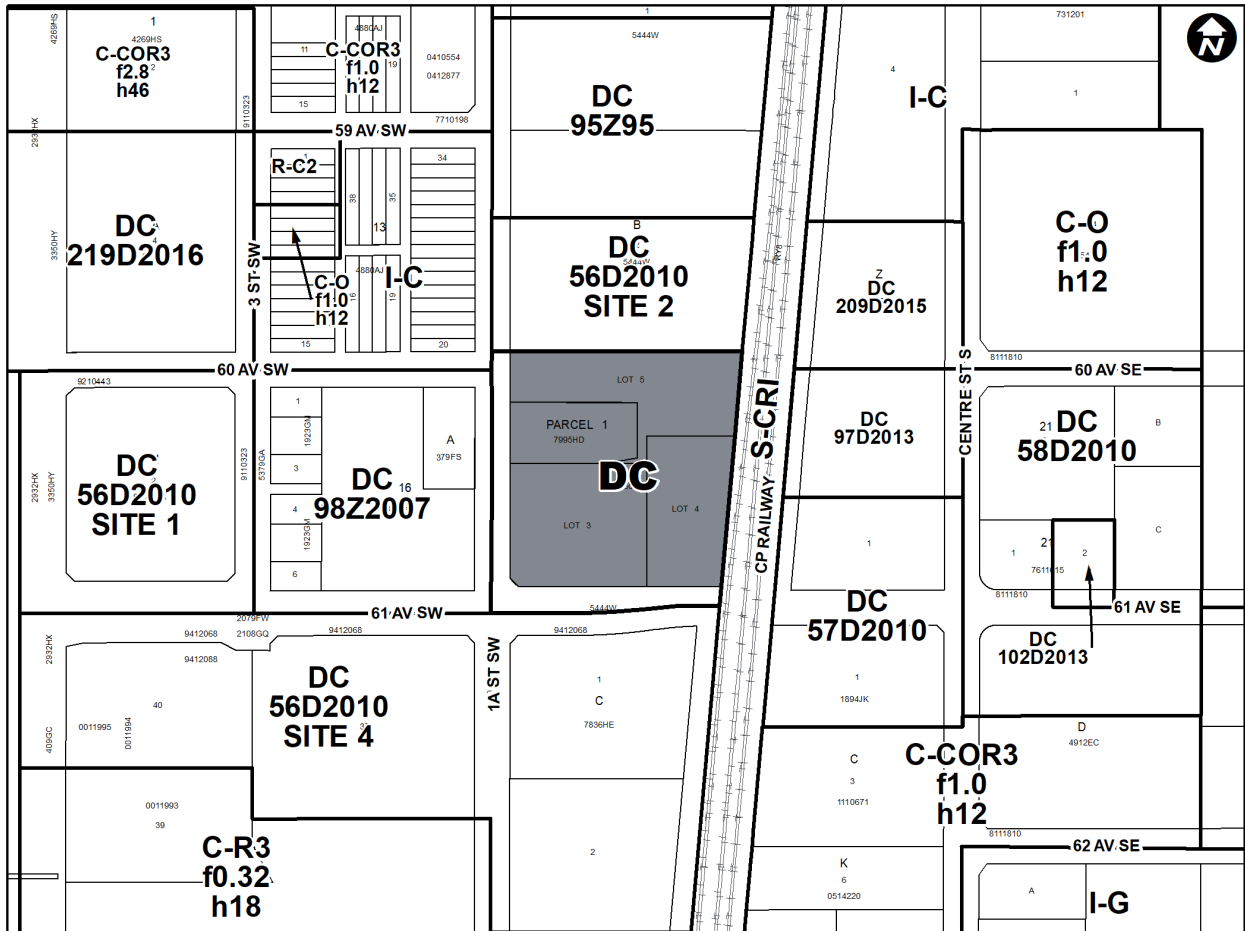
SCHEDULE A



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SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to accommodate:

- (a) transit-supportive, pedestrian-oriented, mixed-use development;
- (b) mid-rise and high-rise buildings that are close to the street; and
- (c) maximum floor area ratios and building heights contingent on specific 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 Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the addition of:
- (a) **Restaurant: Food Service Only;** and
 - (b) **Restaurant: Licensed.**

Discretionary Uses

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

- (a) with the addition of:
 - (i) **Community Recreation Facility;** and
 - (ii) **Performing Arts Centre.**
- (b) with the exclusion of:
 - (i) **Restaurant: Food Service Only;** and
 - (ii) **Restaurant: Licensed.**

Bylaw 1P2007 District Rules

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

Floor Area Ratio

- 7 (1) The maximum **floor area ratio** is 3.5 for a site that does not contain **Dwelling Units, Hotel** or **Live Work Units**.
- (2) The maximum **floor area ratio** is 5.0 for a site that contains **Dwelling Units, Hotel** or **Live Work Units**.

Building Height

- 8 (1) The maximum **building height** is 65.0 metres for a **building** that does not contain **Dwelling Units, Hotel** or **Live Work Units**.
- (2) The maximum **building height** is 90.0 metres for a **building** that contains **Dwelling Units, Hotel** or **Live Work Units**.

Use Area

- 9 (1) Unless otherwise referenced in subsection (3), the maximum **use area** for **uses** on the ground floor of **buildings** fronting 61 Avenue SW in this Direct Control District is 465.0 square metres.

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- (2) Unless otherwise referenced in subsection (3), there is no maximum **use area** requirement for **uses** located on the upper floors of **buildings** in this Direct Control District.
- (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 5500.0 square metres.
- (4) The following **uses** do not have a **public area** restriction:
 - (a) **Restaurant: Food Service Only**; and
 - (b) **Restaurant: Licensed**.

Location of Uses Within Buildings

- 10 (1) The following **uses** must not be located on the ground floor of proposed **buildings** where the **use** fronts 61 Avenue SW:
- (a) **Addiction Treatment**;
 - (b) **Assisted Living**;
 - (c) **Catering Service – Minor**;
 - (d) **Child Care Service**;
 - (e) **Custodial Care**;
 - (f) **Dwelling Unit**;
 - (g) **Hotel**;
 - (h) **Instructional Facility**;
 - (i) **Live Work Unit**;
 - (j) **Office**;
 - (k) **Place of Worship – Small**;
 - (l) **Post-secondary Learning Institution**;
 - (m) **Residential Care**;
 - (n) **Social Organization**; and
 - (o) **Veterinary Clinic**.
- (2) A minimum of 10.0 per cent of the **gross floor area** of **buildings** in this Direct Control District must contain **commercial uses**.
 - (3) “Commercial Uses” and **Live Work Units**:
 - (a) may be located on the same floor as **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** and **Residential Care**; and

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- (b) must not share an internal hallway with **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** or **Residential Care**.
- (4) Where this section refers to “Commercial Uses”, it refers to the listed *uses* in sections 777 and 778, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit, Live Work Unit** and **Residential Care**.

Rear Setback Area

- 11 There is no minimum requirement for **rear setback area**, but where a **rear setback area** is provided, it must have a maximum depth of 3.0 metres.

Side Setback Area

- 12 There is no minimum requirement for **side setback area**, but where a **side setback area** is provided, it must have a maximum depth of 3.0 metres.

Additional Landscaping in Setback Area

- 13 Where the **setback area** of a ground floor **Dwelling Unit** shares a **property line** with a **street**, the **setback area** must be landscaped with a **soft surfaced landscaped area**.

Restricting Large Parking Areas

- 14 The total surface area containing the required drive aisles, **motor vehicle parking stalls** and vehicular access for a **development** must not exceed 2500.0 square metres.

Floor Plate Restrictions

- 15 (1) Each floor of a **building** located partially or wholly above 26.0 metres above **grade** and containing **Dwelling Units** or **Live Work Units** has a maximum **floor plate area** of 700.0 square metres.
- (2) Each floor of a **building** located partially or wholly above 26.0 metres above **grade** and containing a **Hotel** has a maximum **floor plate area** of 850.0 square metres.
- (3) Each floor of a **building** located partially or wholly above 26.0 metres above **grade** that does not contain **Dwelling Units, Hotel** or **Live Work Units** has a maximum **floor plate area** of 2000.0 square metres.

Relaxations

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