PROPOSED

BYLAW NUMBER 35D2025

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2024-0147/CPC2024-1275)**
* *

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   _____
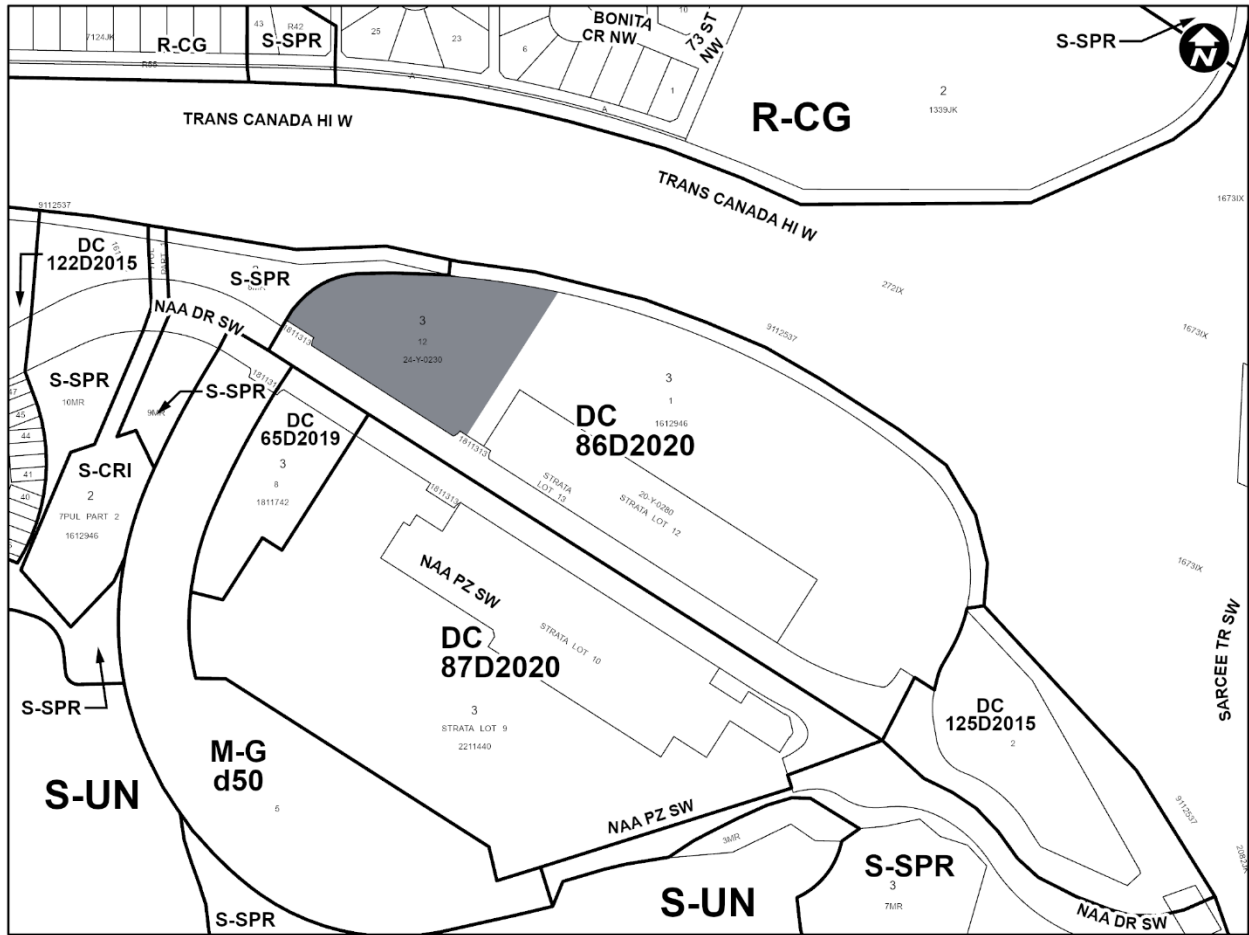

                            _____
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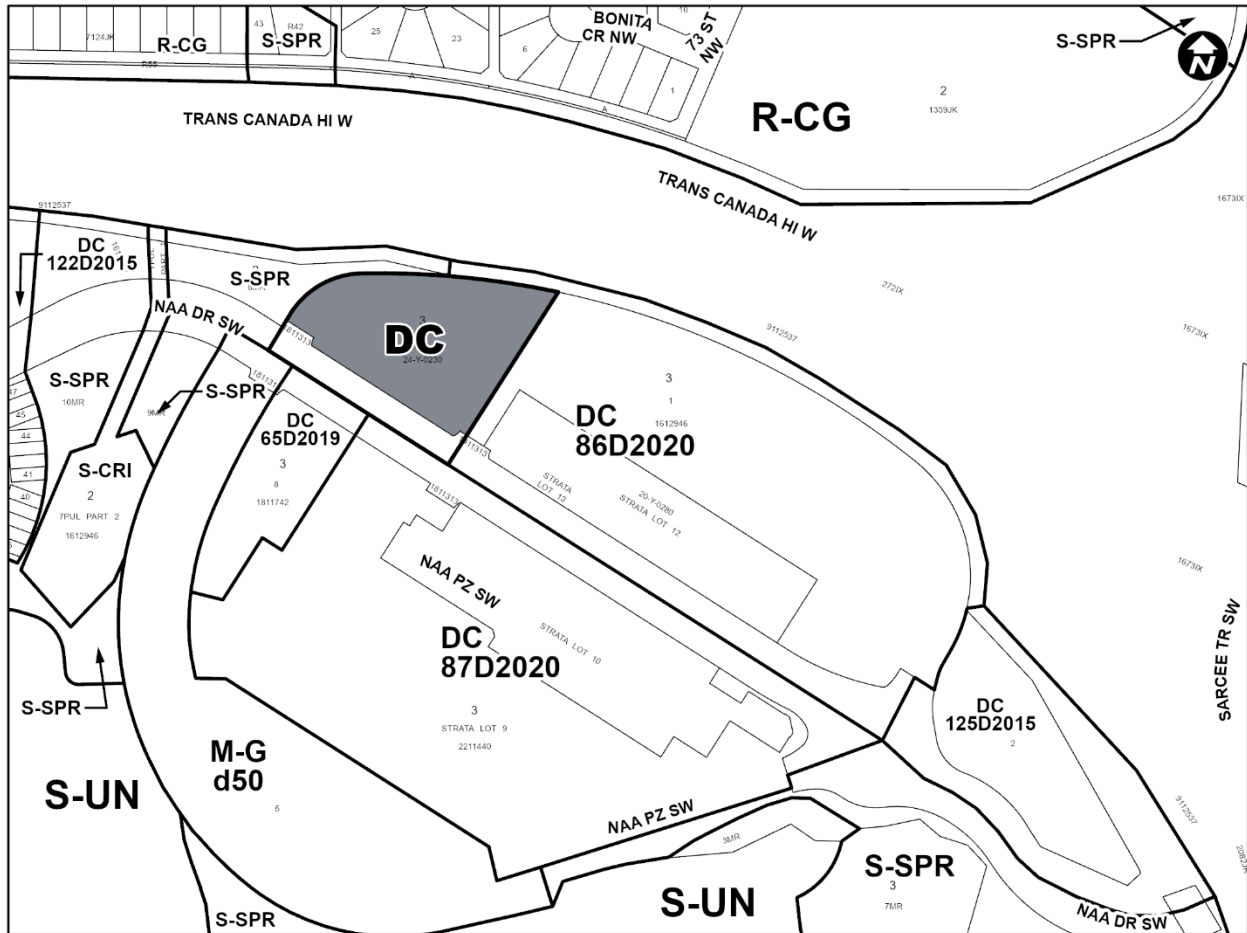
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SCHEDULE A

SCHEDULE B

DIRECT CONTROL DISTRICT

Purpose

1   This Direct Control District Bylaw is intended to:

     (a)   allow for the additional use of self storage facility with specific design requirements;

     (b)   prescribe building setbacks that will create a pedestrian-oriented environment where frontages and entrances are close to the sidewalk and street; and

     (c)   prescribe suitable interface treatments visible from the Trans-Canada Highway in terms architectural design and landscaping.

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

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 with the addition of:

    (a)   **Self Storage Facility**.

Bylaw 1P2007 District Rules

6 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

7 The maximum *floor area ratio* is 2.0.

Building Height

8 The maximum *building height* is 20.0 metres.

Location of Uses within Buildings

9 **(1)** The following *uses* must not be located on the ground floor of *buildings* where the *use* fronts Na'a Drive SW:

    (a)   **Assisted Living**;
    (b)   **Catering Service – Minor**;
    (c)   **Child Care Service**;
    (d)   **Dwelling Unit**;
    (e)   **Live Work Unit**;
    (f)   **Place of Worship – Small**;
    (g)   **Post-secondary Learning Institution**;
    (h)   **Residential Care**;
    (i)   **Social Organization**; and
    (j)   **Veterinary Clinic**.

(2) 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".

(3) A minimum of 60.0 percent of the length of the façade of a *building* located on the ground floor and fronting Na'a Drive SW must contain Commercial Uses.

(4) Where this bylaw refers to "Commercial Uses", it refers to the uses listed in Section 4 and 5 of this Direct Control District Bylaw, except **Addiction Treatment**, **Assisted Living**, **Custodial Care**, **Dwelling Unit**, **Live Work Unit**, **Residential Care** and **Self Storage Facility**.

Building Setback Areas

10 (1) Unless otherwise referenced in subsection (2), the minimum **building setback** is 3.0 metres.

(2) Where the **parcel** shares a **property line** with Na'a Drive SW, there is no minimum requirement for a **building setback**, but where a **building setback** is provided, its maximum depth must not exceed 3.0 metres.

(3) Sections 787, 788 and 789 of Bylaw 1P2007 do not apply to this Direct Control District.

Landscaping in Setback Area from Na'a Drive SW

11 (1) Where a **setback area** shares a **property line** with Na'a Drive SW, the **setback area**:

(a) may be **soft surfaced landscaped area** or **hard surfaced landscaped area**;

(b) must provide a minimum of 1.0 trees and 2.0 shrubs for every 35.0 square metres of **landscaped area** provided; and

(c) provide trees planted in a linear arrangement along the length of the **setback area**.

(2) Subsection 790(1) of Bylaw 1P2007 does not apply in this Direct Control District.

Rules for Façades

12 The façade of a **building** located on the ground floor and facing Na'a Drive SW must provide windows of transparent and unobscured glass that occupy a minimum of 50.0 per cent of the façade between the height of 0.6 metres and 2.4 metres.

Rules for Self Storage Facility

13 (1) For a **Self Storage Facility**, the individual access to each self storage unit must be entirely internal to the **building**.

(2) 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 percent of the façade.

(3) Perimeter windows above the ground floor described in subsection 2 must be abutted by internal circulation corridors that access the self storage units, or by common areas.

(4) A **Self Storage Facility** must not exceed 90.0 per cent of the ground floor **gross floor area** of a **building**.

Parking Requirements

14   *Motor vehicle parking stalls* must not be located between a *building* and a *street*.

Relaxations

15   The *Development Authority* may relax the rules contained in Sections 6 and 8 through 13 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.