

# PROPOSED

ITEM #5.1.22  
CPC2018-009  
ATTACHMENT 1

## BYLAW NUMBER 9D2018

### BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2017-0206) \*\*\*\*\*

**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 substituting therefor 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 \_\_\_\_\_

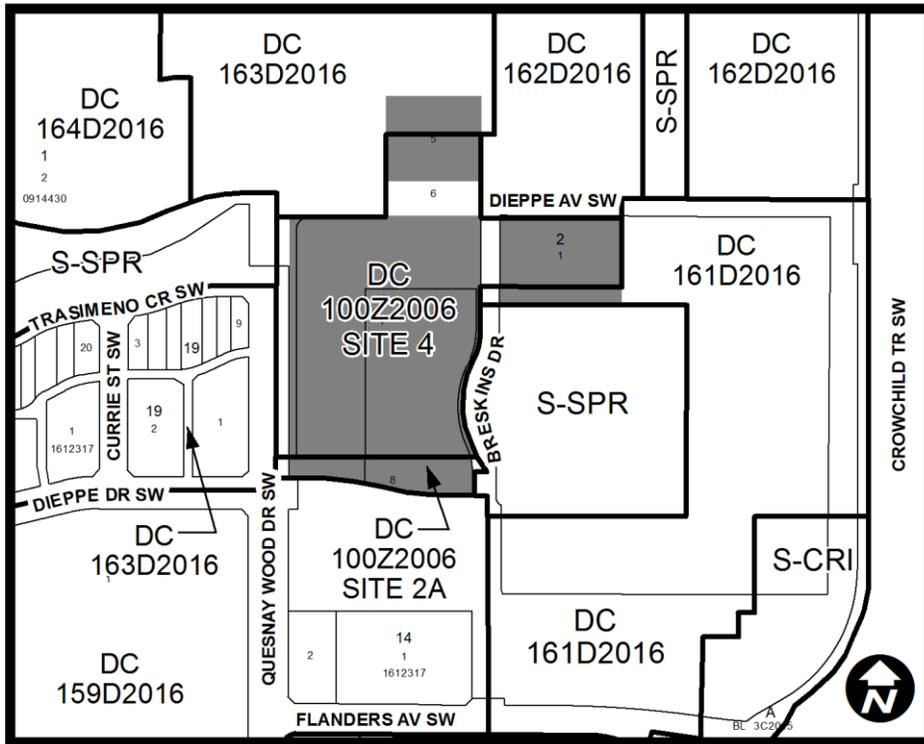
\_\_\_\_\_  
CITY CLERK

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

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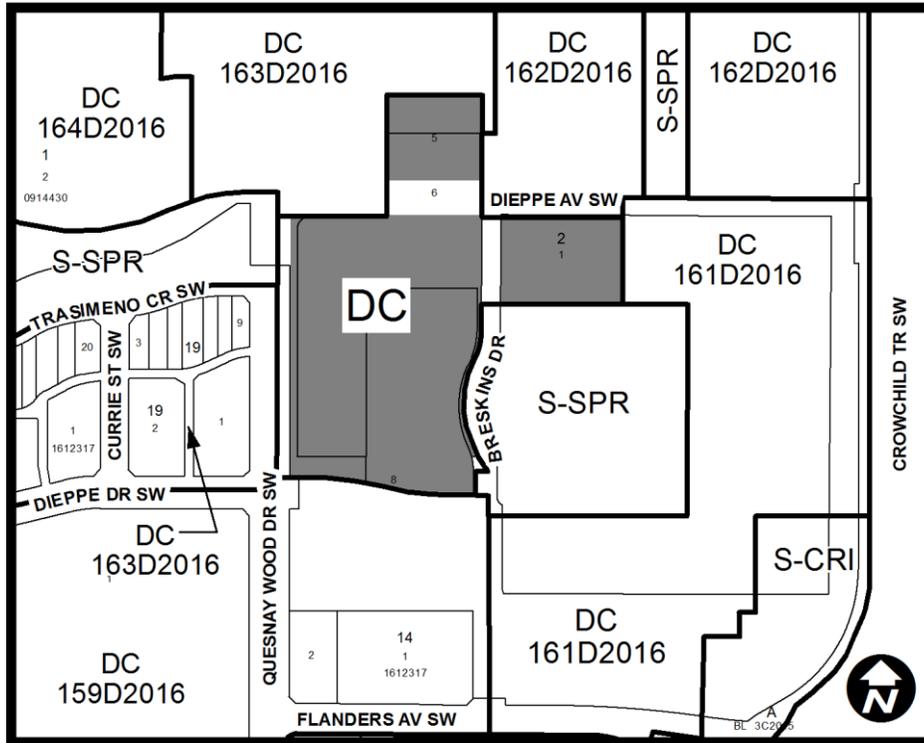
## SCHEDULE A



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## SCHEDULE B



### DC DIRECT CONTROL DISTRICT

#### Purpose

- 1 This Direct Control District is intended to:
  - (a) provide for large scale culture, worship, education, health and treatment facilities;
  - (b) provide for a wide variety of **building** forms; and
  - (c) be sensitive to the context when located within residential areas.

#### 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.

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## Reference to Bylaw 1P2007

- 3 Within this Direct Control District, 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) “**ancillary structure**” means with reference to **building height**, an essential component, other than a **sign** or flag pole, that protrudes above the roof of a **building** and which is necessary for the functioning of a **building** including, but not limited to:
- (i) an elevator housing;
  - (ii) a mechanical penthouse;
  - (iii) a chimney;
  - (iv) **solar collectors**;
  - (v) portions of a **building** or structure used to provide **screening** of mechanical systems or equipment located outside of a **building**;
  - (vi) an architectural feature commonly associated with a **Place of Worship**;
  - (vii) a **Wind Energy Conversion System – Type 1** or a **Wind Energy Conversion System – Type 2**; or
  - (viii) a bell tower.

## Permitted Uses

- 5 The **permitted uses** of the Special Purpose – Community Institution (S-CI) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

## Discretionary Uses

- 6 The **discretionary uses** of the Special Purpose – Community Institution (S-CI) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Community Recreation Facility**;
- (b) **Indoor Recreational Facility**;
- (c) **Market**;
- (d) **Outdoor Café**; and
- (e) **School Authority – School**.

## Bylaw 1P2007 District Rules

- 7 Unless otherwise specified, the rules of the Special Purpose – Community Institution (S-CI) District of Bylaw 1P2007 apply in this Direct Control District.

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## Landscaping

- 8 The rules for landscaping in **setback areas** and the additional landscaping requirements of section 1030 and section 1031 of the Special Purpose – School, Park and Community Reserve (S-SPR) District of Bylaw 1P2007 apply in this Direct Control District.

## Building Height

- 9 The maximum **building height** is 20.0 metres.

## Setback Areas

- 10 The **setback area** from every **property line** must have a minimum depth of 3.0 metres.

## Parking Relaxation Considerations

- 11 In addition to the rules in section 124 of Bylaw 1P2007, the **Development Authority** may consider:
- (a) a relaxation in the minimum required **motor vehicle parking stalls, pick-up and drop-off stalls, and bicycle parking** for a **School – Private** when:
    - (i) the proposed **development** is an addition to a **School – Private building** existing on the effective date of passage of this Direct Control Bylaw; or
    - (ii) the proposed **development** is a new **School – Private building** proposed on a **parcel** existing on the date of passage of this Direct Control Bylaw; and
    - (iii) in the opinion of the **Development Authority**, it would be difficult to provide the required **pick-up and drop-off stalls, motor vehicle parking stalls, and bicycle parking** due to the **parcel** configuration, area of a **parcel** and **frontage**.
  - (b) the availability of on-street **motor vehicle parking stalls** immediately abutting the site in fulfilment of the requirement for **pick-up and drop-off stalls**; and
  - (c) the geographic extent of the catchment area for any **School – Private** or **School Authority – School** in terms of anticipated demand for **bicycle parking stalls**.