

# PROPOSED

CPC2018-0261  
ATTACHMENT 10

**BYLAW NUMBER 156D2018**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2017-0260/CPC2018-0261)**

\*\*\*\*\*

**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 \_\_\_\_\_

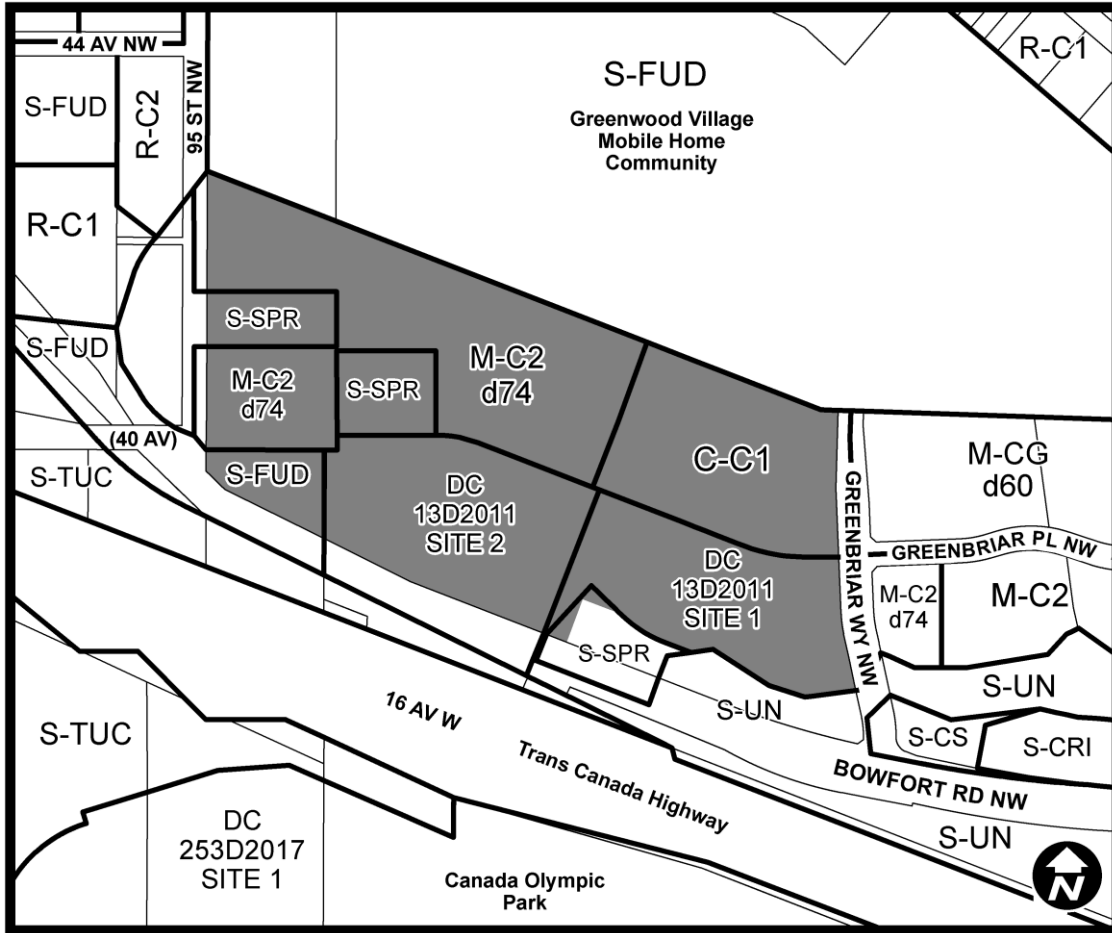
\_\_\_\_\_  
CITY CLERK

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

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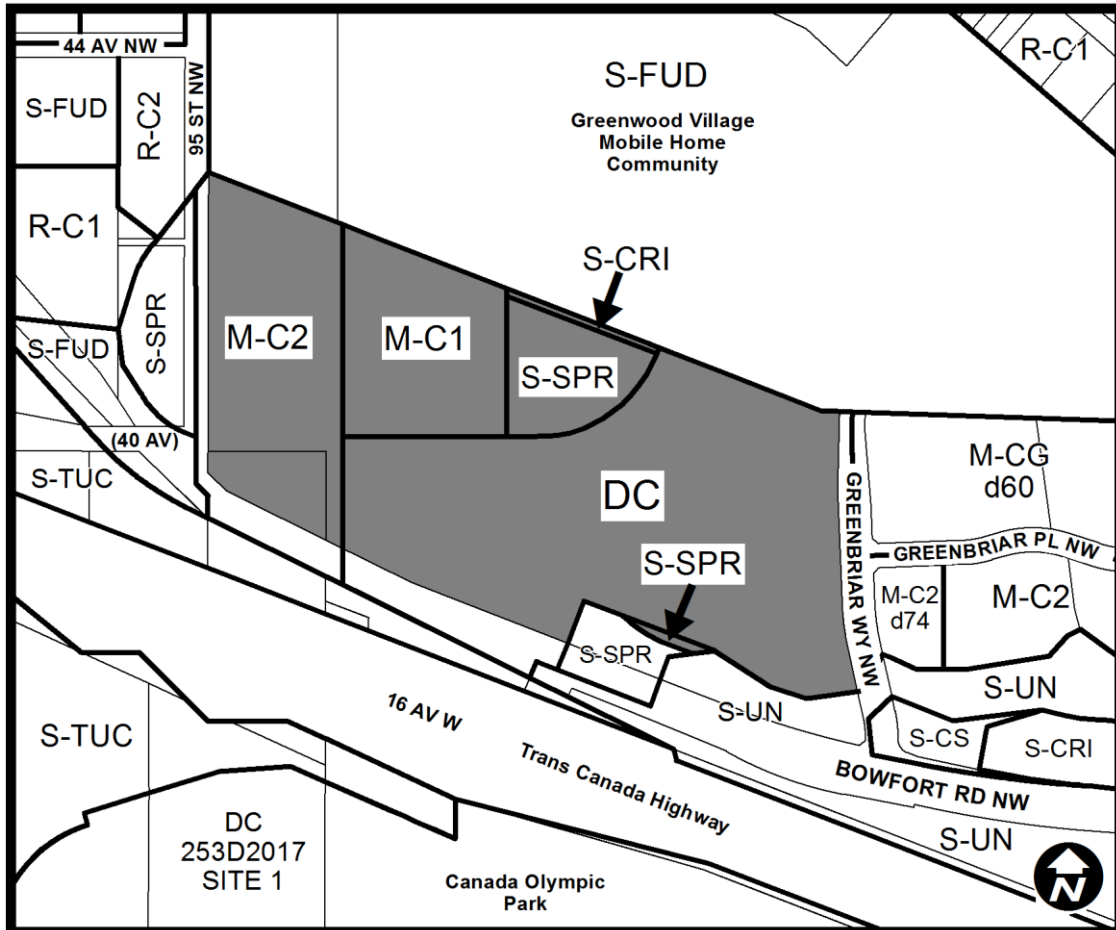
## SCHEDULE A



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## SCHEDULE B



## DC DIRECT CONTROL DISTRICT

### Purpose

- 1 This Direct Control District is intended to:
  - (a) comprehensively design a mixed-use village that features commercial high street with at **grade** commercial **uses** as well as residential and **Office** above **grade**;
  - (b) ensure **developments** that are pedestrian-oriented at **grade** and provide a high quality public realm through reduced **building setback areas**;

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- (c) ensure **building** location, **setback areas**, and landscaping that limit the effect of commercial **uses** on **adjacent** residential areas; and
- (d) allow opportunities for stand-alone Multi-Residential, **Hotel** and **Office**.

### 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.

### 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.

### Permitted Uses

- 4** The **permitted uses** of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the exclusion of:
- (a) **Beverage Container Drop – Off Depot;**
  - (b) **Pawn Shop;** and
  - (c) **Vehicle Sales – Minor.**

### Discretionary Uses

- 5** The **discretionary uses** of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District:
- (a) with the addition of:
    - (i) **Assisted Living;**
    - (ii) **Market;**
    - (iii) **Residential Care;** and
  - (b) with the exclusion of:
    - (i) **Auto Service – Major;**
    - (ii) **Auto Service – Minor;**
    - (iii) **Car Wash – Multi Vehicle;**
    - (iv) **Funeral Home;** and
    - (v) **Vehicle Rental – Major.**

### Bylaw 1P2007 District Rules

- 6** Unless otherwise specified, the rules of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 apply in this Direct Control District.

### Floor Area Ratio

- 7** The maximum **floor area ratio** is 0.5.

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## Building Height

8 The maximum **building height** is 20.0 metres.

## Use Area

- 9 (1) Unless otherwise provided in subsections (2) and (3), the maximum **use area** is 6000.0 square metres.
- (2) The maximum **use area** for an **Office** is 9300.0 square metres.
- (3) **Hotel** does not have a **use area** restriction.

## Location of Uses within Buildings

- 10 (1) “Commercial Uses” and **Live Work Units**:
- (a) may be located on the same floor as **Dwelling Units**; and
- (b) must not share an internal hallway with **Dwelling Units**.
- (2) **Dwelling Units** and **Live Work Units** may be located on the ground floor of a **building**.
- (3) Where this section refers to “Commercial Uses”, it refers to the listed **uses** in sections 4 and 5 of this Direct Control District, other than **Dwelling Unit** and **Live Work Unit**.

## Setback Areas

- 11 (1) Where the **parcel** shares a **property line** with a **parcel** designated as:
- (a) a **commercial district**, there is no requirement for a **setback area**;
- (b) an **industrial district**, the **setback area** must have a minimum depth of 3.0 metres;
- (c) a **residential district**, the **setback area** must have a minimum depth of 6.0 metres; and
- (d) a **special purpose district**, the setback area must have a minimum depth of 3.0 metres.
- (2) Where the **parcel** shares a **property line** with a **lane**, **LRT corridor** or **street**, the **setback area** must have a maximum depth of 6.0 metres.

## Landscaping in Setback Areas

- 12 **Setback areas** must:
- (a) be a **soft surfaced landscaped area** or **hard surfaced landscaped area**; and

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- (b) provide a minimum of 1.0 trees and 2.0 shrubs:
  - (i) for every 35.0 square metres; or
  - (ii) for every 50.0 square metres, where irrigation is provided by a ***low water irrigation system***.

## Relaxations

- 13** The ***Development Authority*** may relax sections 9, 11 and 12 contained in this Direct Control District in accordance with Sections 31 and Section 36 of Bylaw 1P2007.