

PROPOSED

CPC2018-0812
ATTACHMENT 10

BYLAW NUMBER 257D2018

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2017-0096/CPC2018-0812)**

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 _____

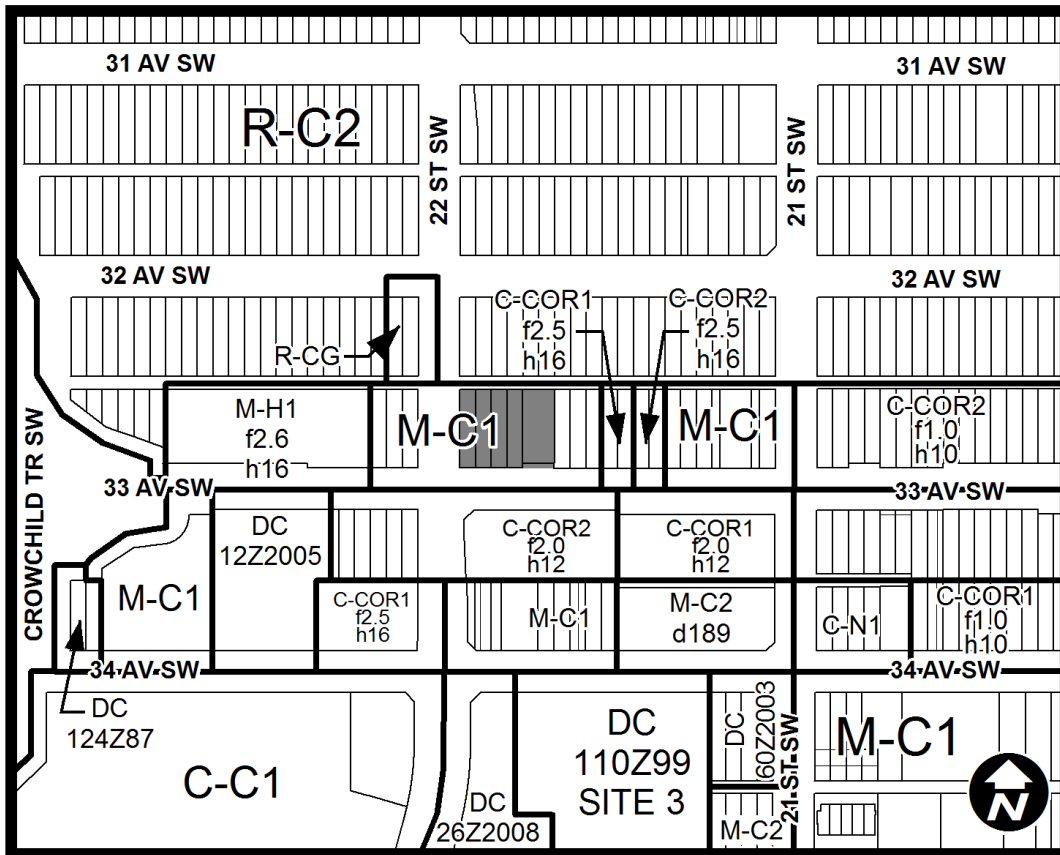
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2017-0096/CPC2018-0812
BYLAW NUMBER 257D2018

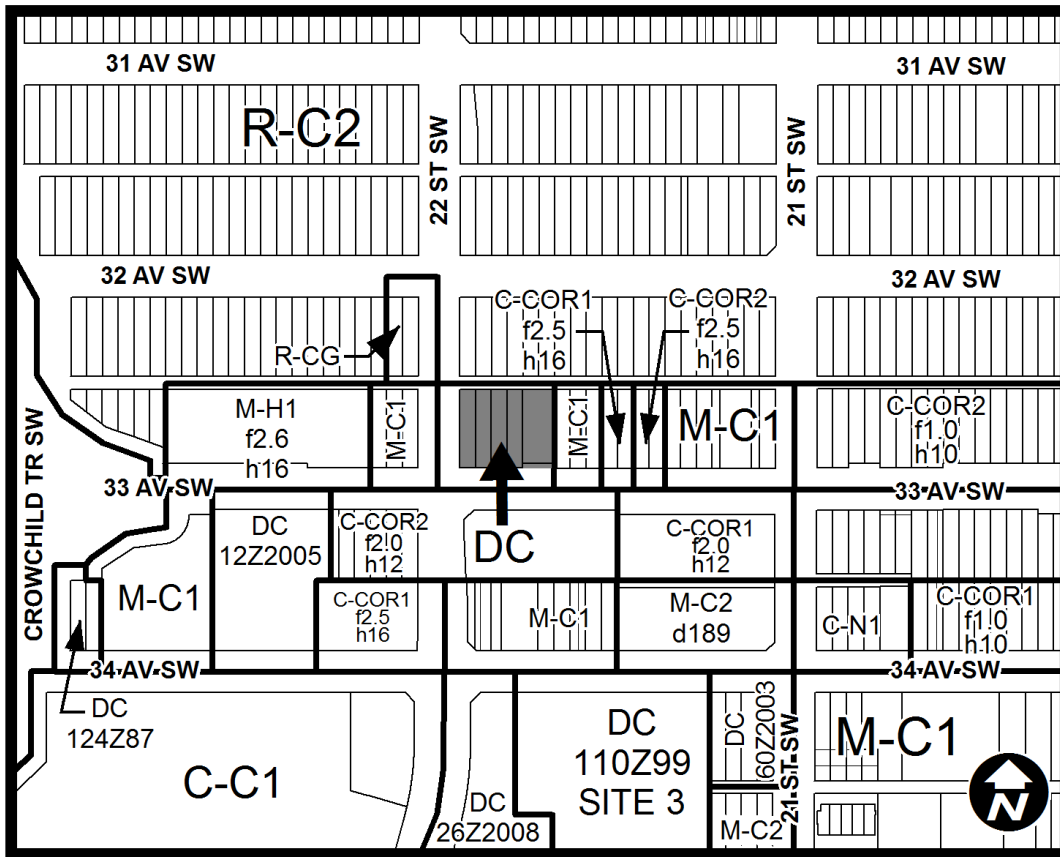
SCHEDULE A



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SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to:
 - (a) provide for the **development** of a six storey mixed-use **building** of architectural significance and high urban design merit that aligns with the plans in Schedule "C" as a **permitted use**; and
 - (b) diversify the types of businesses operating in the neighbourhood by accommodating a neighbourhood-scale specialized beer and wine store concept.

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.

Defined Uses

- 4 In this Direct Control District:

- (a) **“Permitted Development”** means a *use*:
 - (i) that conforms with the plans attached to this Direct Control District as Schedule “C”.
- (b) **“Specialized Beer & Wine Merchant”** means a *use*:
 - (i) where beer and wine are sold for consumption off the retail outlet premises that has been licensed by the Alberta Gaming and Liquor Commission;
 - (ii) may include the sale of beer, table wine, fortified wine (appetizer, dessert, port and sherry), sparkling wine, crackling wine, bubbling wine, champagne, wine coolers, ciders and related accessories; and
 - (iii) that may have a private hospitality area where retail products are provided to private groups for tasting and consumption as a special event.

Permitted Uses

- 5 (1) The *permitted uses* of the Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.
- (2) The following *uses* are the *permitted uses* in this Direct Control District provided the *development* conforms with the plans attached to Schedule “C” of this Direct Control District:
- (a) **Permitted Development**; and
 - (b) **Specialized Beer & Wine Merchant**.

Discretionary Uses

- 6 The *discretionary uses* of the Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District with the exclusion of:
- (a) **Liquor Store**.

Bylaw 1P2007 District Rules

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

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Floor Area Ratio

- 8 (1) Except as otherwise specified in subsection (2), the maximum ***floor area ratio*** is 2.5.
- (2) For a **Permitted Development** that conforms with the plans attached to this Direct Control District as Schedule “C”, the maximum ***floor area ratio*** is 4.0.

Building Height

- 9 (1) Except as otherwise specified in subsection (2), the maximum ***building height*** is 16.0 metres.
- (2) For a **Permitted Development** that conforms with the plans attached to this Direct Control District as Schedule “C”, the maximum ***building height*** is 22.0 metres.

Development Plans for Permitted Development

- 10 Comprehensive plans must be submitted to the ***Development Authority*** as part of a ***development permit*** application for **Permitted Development**. In considering such an application, the ***Development Authority*** must ensure the ***development*** plans conform with the plans attached to this Direct Control District as Schedule “C”.

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Schedule C: Development Plans for Permitted Development

20.06.2018
2240, 2236, 2232 - 33 AVENUE SW
SCHEDULE C: SIMPLIFIED PLANS

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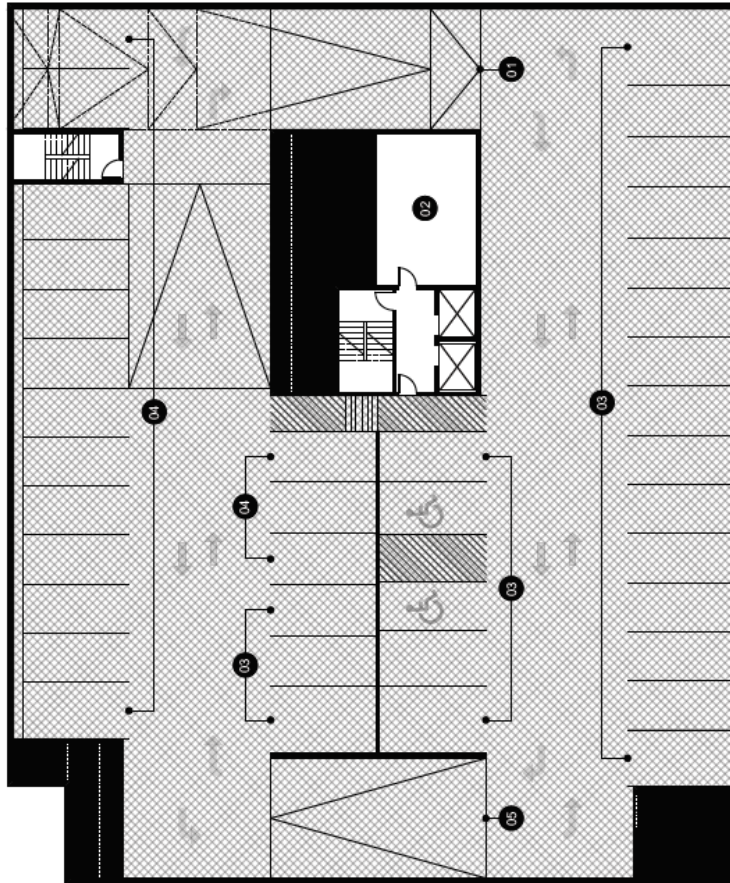
PARKADE ANNOTATIONS

- 01 UNDERGROUND PARKADE EXIT RAMP
- 02 CLASS II BICYCLE STORAGE & REPAIR ROOM
- 03 COMMERCIAL & VISITOR PARKING STALLS
- 04 RESIDENTIAL PARKING STALLS
- 05 PARKADE RAMP

LEGEND

- COMMERCIAL RETAIL UNIT
- LIVESTOCK UNIT AND/OR DWELLING UNIT
- DWELLING UNIT
- PARKING AREA
- BUILDING SERVICE SPACE
- WASTE & RECYCLING
- MECHANICAL/ELECTRICAL ROOM

DISCLAIMER: INTERNAL DIMENSIONING WALLS AND STAIR ACCESS, FLOORING, CEILING, LIGHTING, MECHANICAL, ELECTRICAL, AND PLUMBING, LANDSCAPING AND PUBLIC AMENITY AREA DETAILS, AND WINDOW GLAZING / BALCONY CONFIGURATIONS ARE CONCEPTUAL IN NATURE AND ARE TO BE TREATED AS FLEXIBLE COMPONENTS OF THE DESIGN. DIMENSIONS AND MATERIALS OF THESE INDIVIDUAL BUILDING ELEMENTS SHALL BE IN GENERAL CONFORMANCE WITH THIS DRAWING PACKAGE.



P01 PLAN

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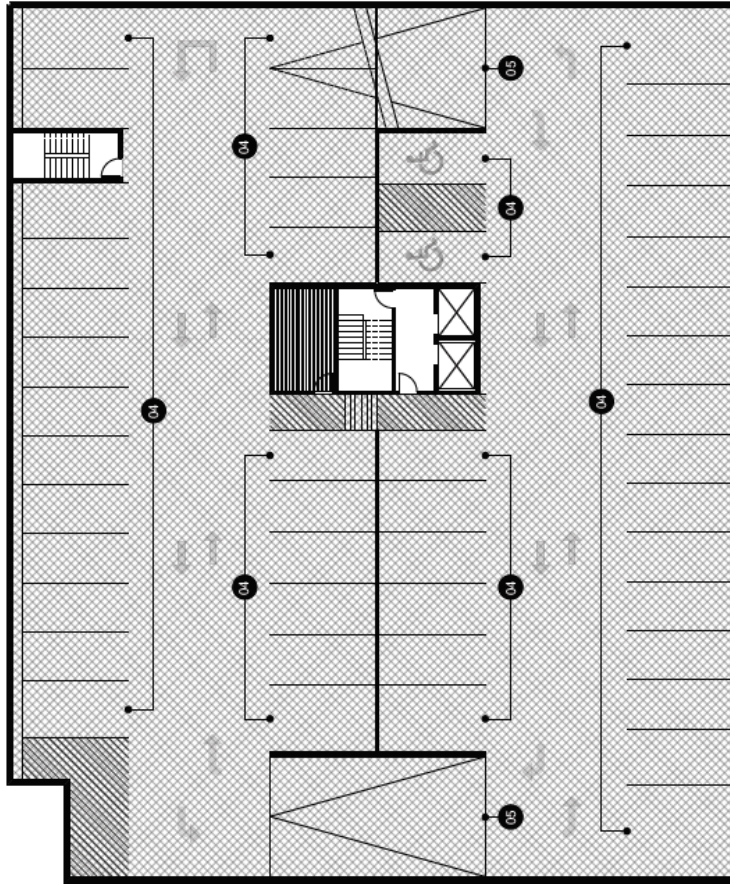
PARKADE ANNOTATIONS

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- 03 COMMERCIAL & VISITOR PARKING STALLS
- 04 RESIDENTIAL PARKING STALLS
- 05 PARKADE RAMP

LEGEND

- COMMERCIAL RETAIL UNIT
- LIVE/WORK UNIT AND/OR DWELLING UNIT
- DWELLING UNIT
- PARKING AREA
- BUILDING SERVICE SPACE
- WASTE & RECYCLING
- MECHANICAL/ELECTRICAL ROOM

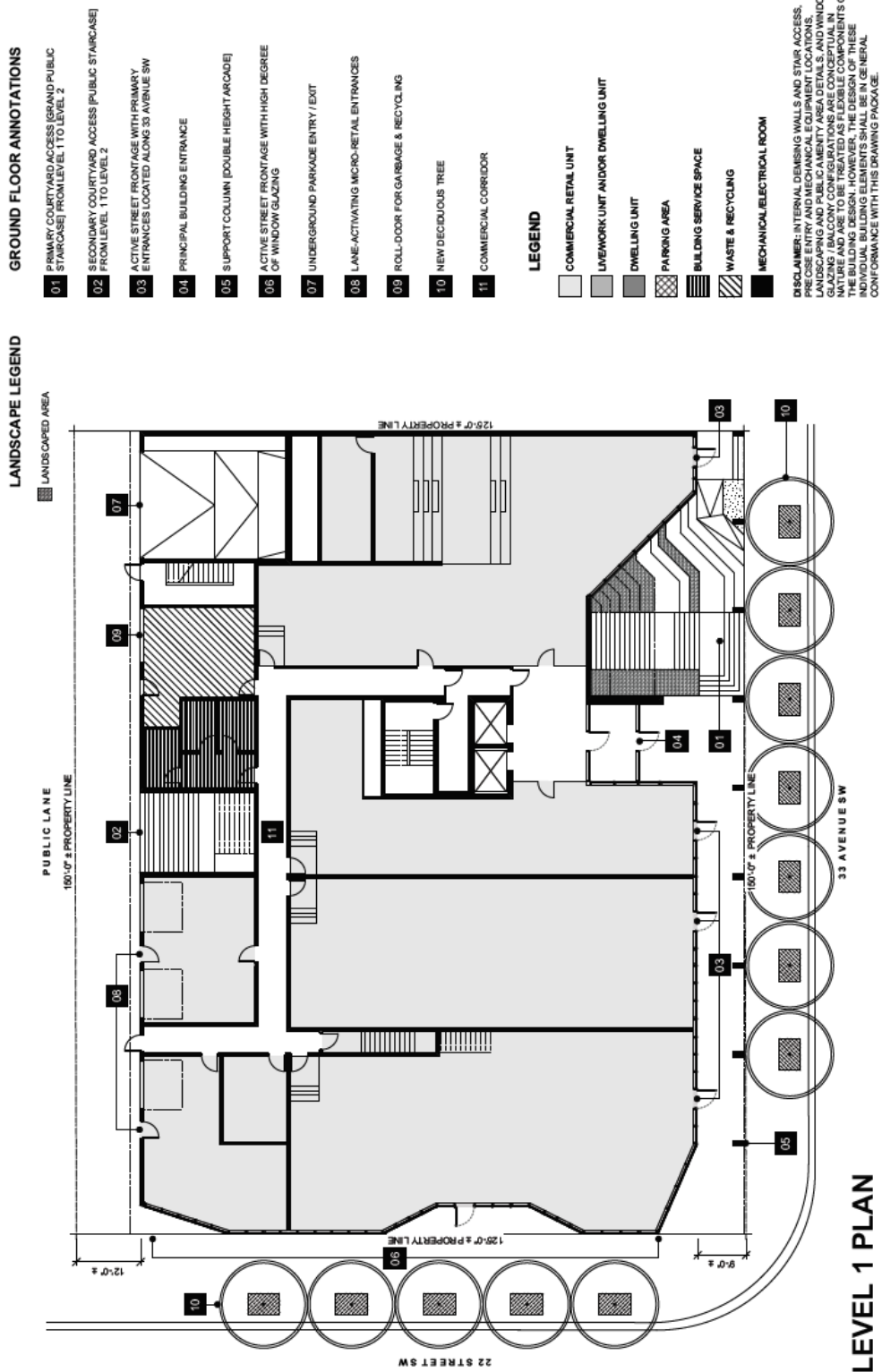
DISCLAIMER: INTERNAL DIMENSIONING WALLS AND STAIR ACCESS. EXISTING MECHANICAL/ELECTRICAL ROOMS, LIVING AND DINING AREAS, KITCHENS, BATHS, AND CLOSET AREAS. UNUSABLE AND DIMENSIONAL INFORMATION ARE CONCEPTUAL IN NATURE AND ARE TO BE TREATED AS FLEXIBLE COMPONENTS OF THE BUILDING DESIGN. HOWEVER, THE DESIGN OF THESE INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE. GENERAL CONFORMANCE WITH THIS DRAWING PACKAGE.



P02 PLAN

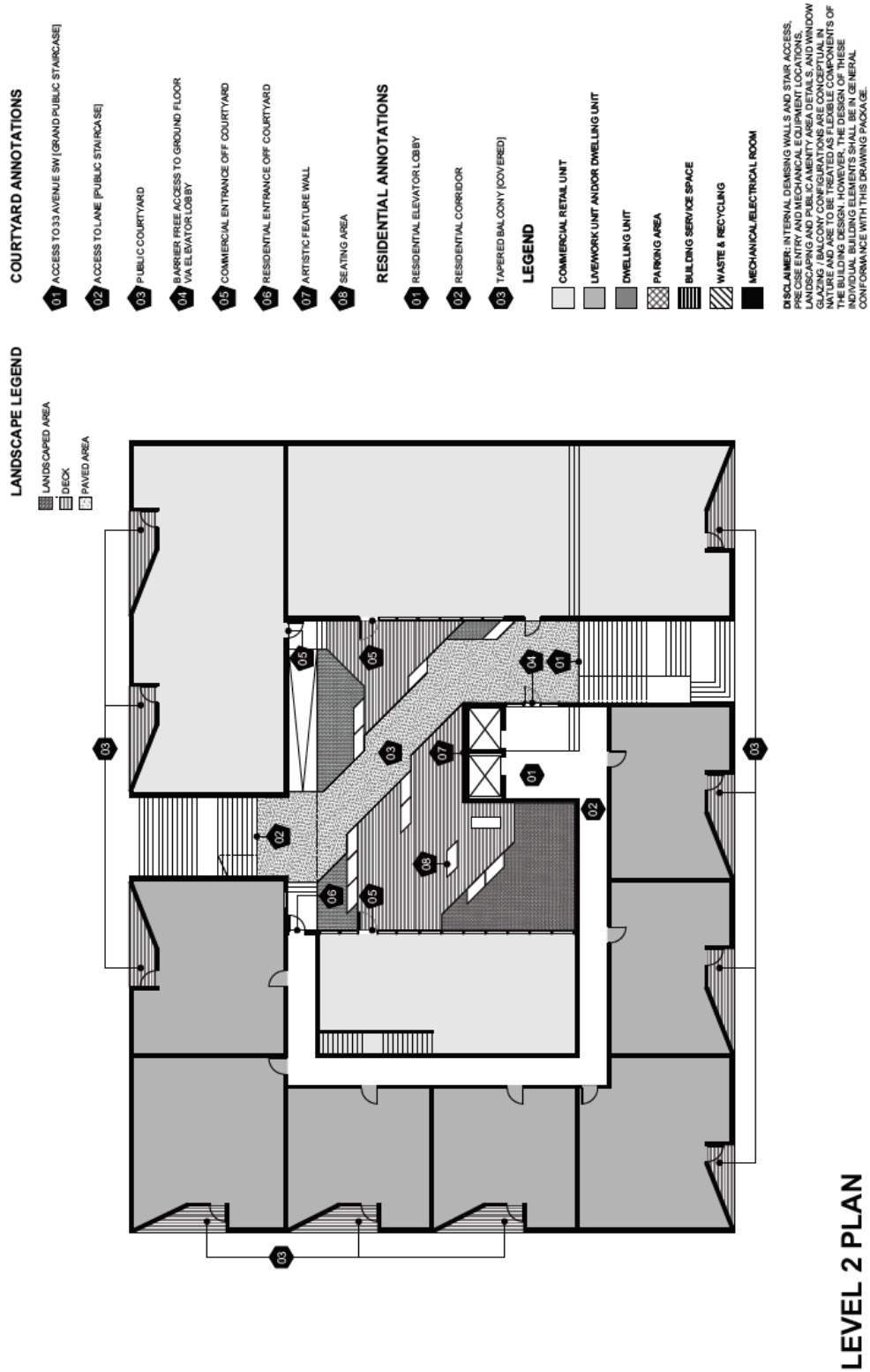
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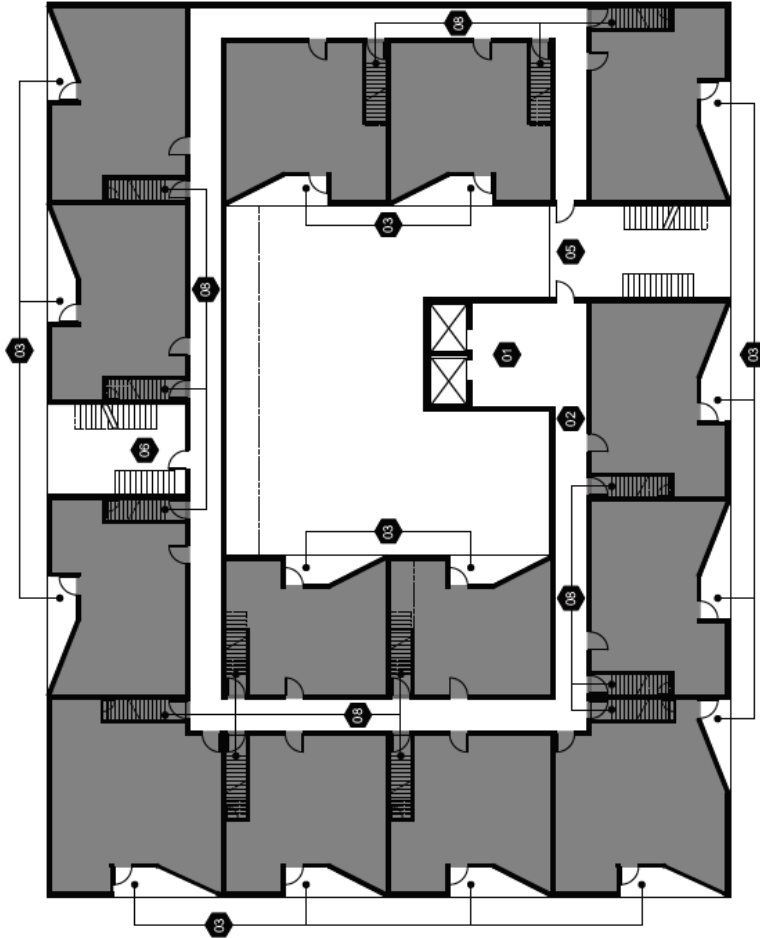
RESIDENTIAL ANNOTATIONS

- 01 RESIDENTIAL ELEVATOR LOBBY
- 02 RESIDENTIAL CORRIDOR
- 03 TAPERED BALCONY (COVERED)
- 04 TAPERED BALCONY (OPEN AIR)
- 05 EXTERIOR EXIT STAIR (ACCESS TO 33 AVENUE SW)
- 06 EXTERIOR EXIT STAIR (ACCESS TO LAKE)
- 07 SCREENED MECHANICAL EQUIPMENT
- 08 STAIR ACCESS TO UNIT ABOVE (SNIP STOP CORRIDOR)
- 09 STAIR ACCESS TO CORRIDOR BELOW (SNIP STOP CORRIDOR)

LEGEND

- COMMERCIAL RETAIL UNIT
- LIVE/WORK UNIT AND/OR DWELLING UNIT
- DWELLING UNIT
- PARKING AREA
- BUILDING SERVICE SPACE
- WASTE & RECYCLING
- MECHANICAL/ELECTRICAL ROOM

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LEVEL 3 PLAN

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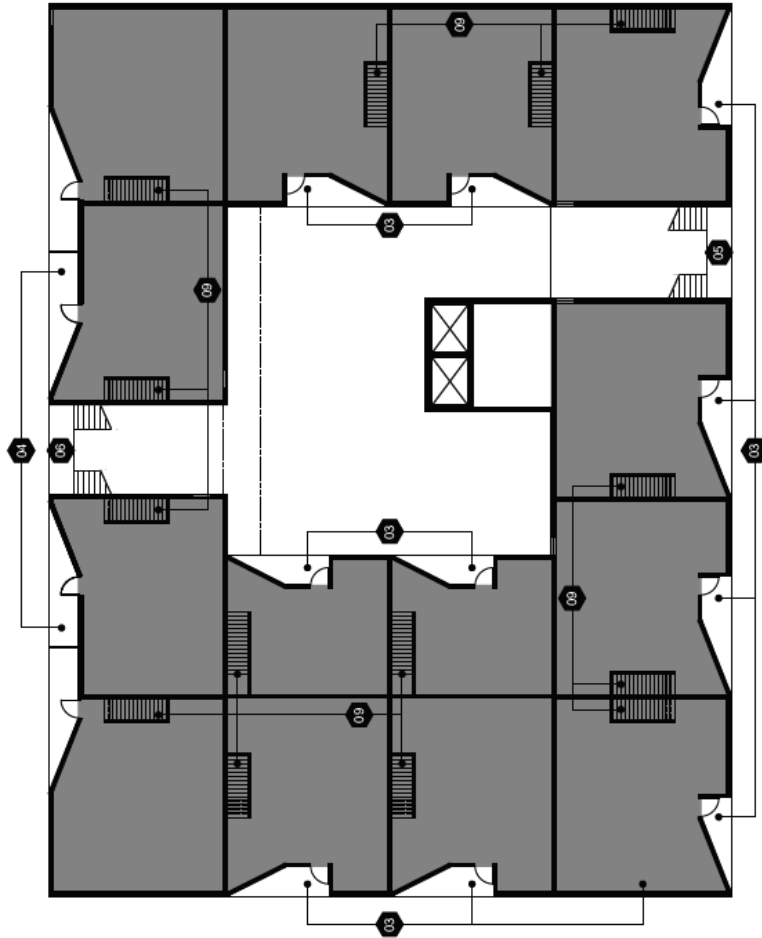
RESIDENTIAL ANNOTATIONS

- 01 RESIDENTIAL ELEVATOR LOBBY
- 02 RESIDENTIAL CORRIDOR
- 03 TAPERED BALCONY (COVERED)
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- 06 EXTERIOR EXIT STAIR (ACCESS TO LAKE)
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- 08 STAIR ACCESS TO UNIT ABOVE (SKIP STOP CORRIDOR)
- 09 STAIR ACCESS TO CORRIDOR BELOW (SKIP STOP CORRIDOR)

LEGEND

- COMMERCIAL RETAIL UNIT
- LIVE/WORK UNIT AND/OR DWELLING UNIT
- DWELLING UNIT
- PARKING AREA
- BUILDING SERVICE SPACE
- WASTE & RECYCLING
- MECHANICAL/ELECTRICAL ROOM

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LEVEL 4 PLAN

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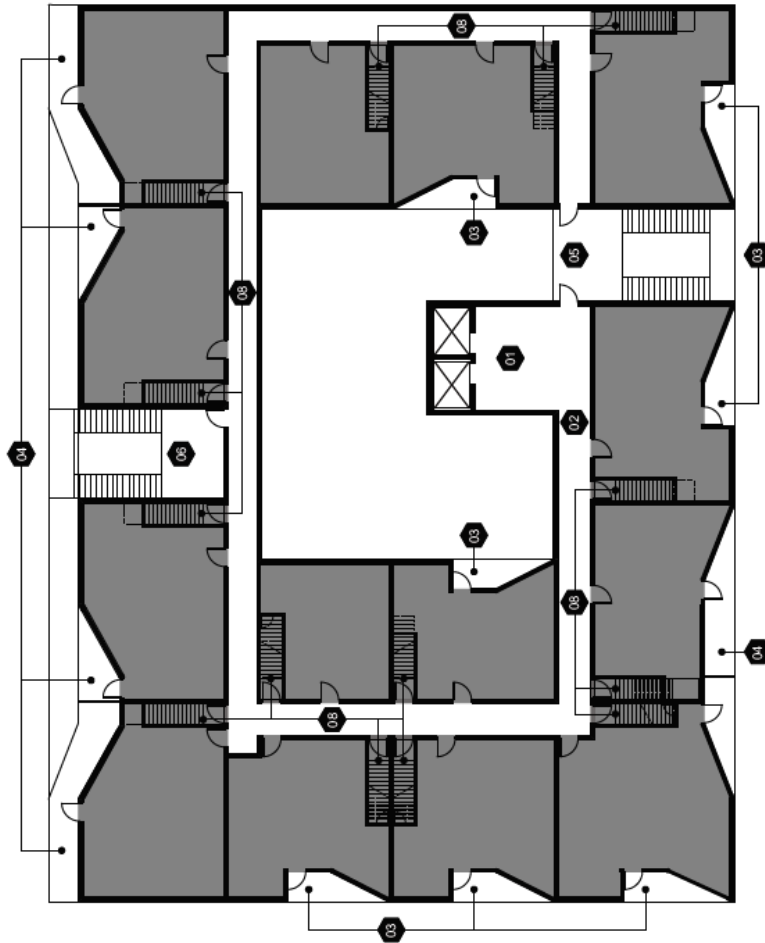
RESIDENTIAL ANNOTATIONS

- 01 RESIDENTIAL ELEVATOR LOBBY
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- 08 STAIR ACCESS TO UNIT ABOVE (SKIP STOP CORRIDOR)
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LEGEND

- COMMERCIAL RETAIL UNIT
- LIVABLE UNIT AND/OR DWELLING UNIT
- DWELLING UNIT
- PARKING AREA
- BUILDING SERVICE SPACE
- WASTE & RECYCLING
- MECHANICAL/ELECTRICAL ROOM

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LEVEL 5 PLAN

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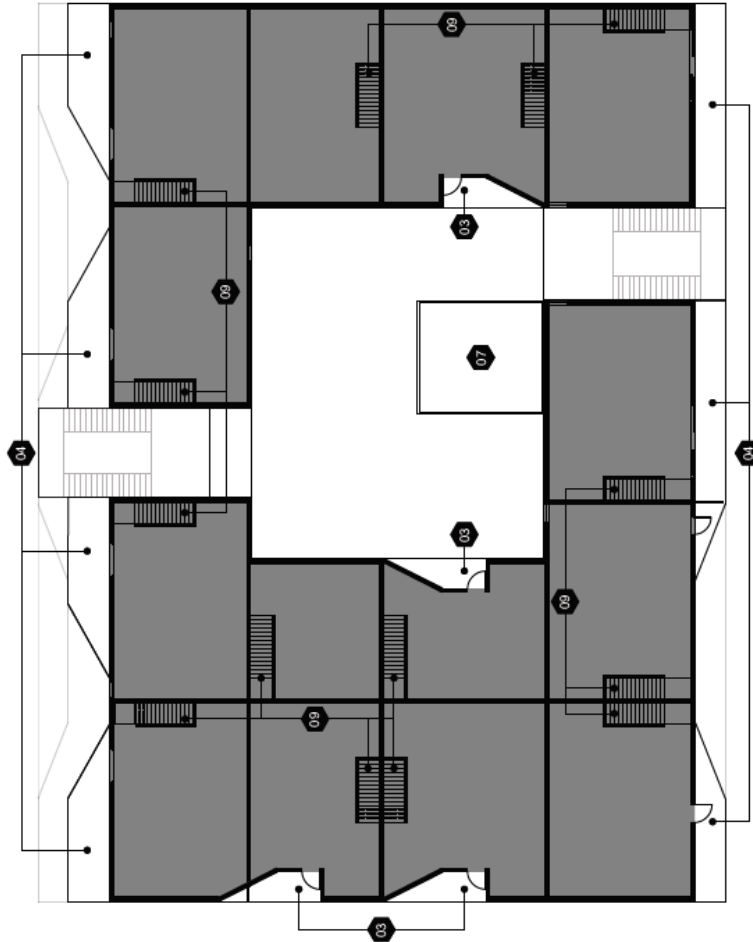
RESIDENTIAL ANNOTATIONS

- 01 RESIDENTIAL ELEVATOR LOBBY
- 02 RESIDENTIAL CORRIDOR
- 03 TAPERED BALCONY (COVERED)
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LEGEND

- COMMERCIAL RETAIL UNIT
- LIVESTOCK UNIT AND/OR DWELLING UNIT
- DWELLING UNIT
- PARKING AREA
- BUILDING SERVICE SPACE
- WASTE & RECYCLING
- MECHANICAL/ELECTRICAL ROOM

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LEVEL 6 PLAN

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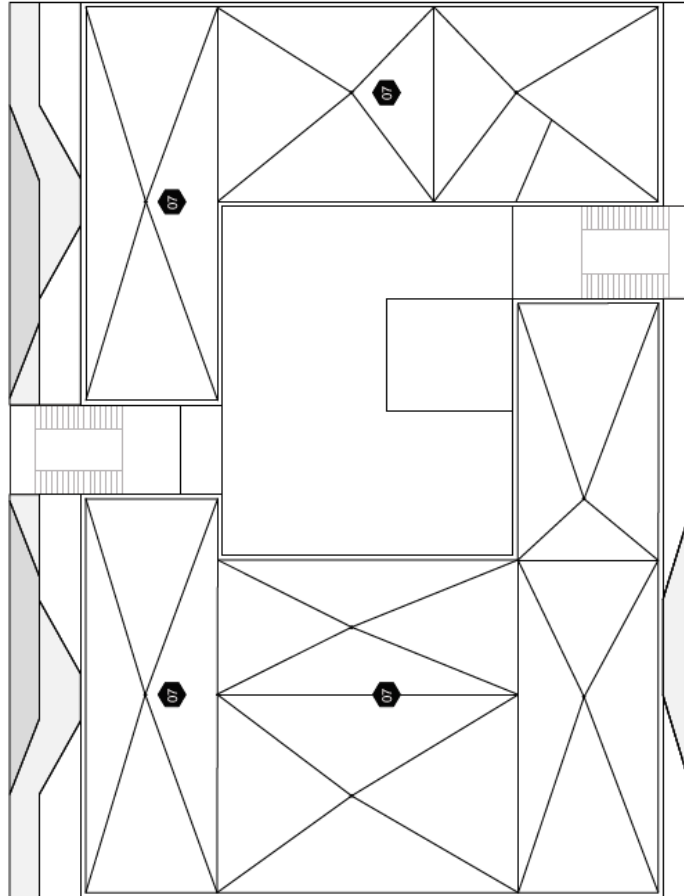
RESIDENTIAL ANNOTATIONS

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- 02 RESIDENTIAL CORRIDOR
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LEGEND

- COMMERCIAL RETAIL UNIT
- LIVE/WORK UNIT AND/OR DWELLING UNIT
- DWELLING UNIT
- PARKING AREA
- BUILDING SERVICE SPACE
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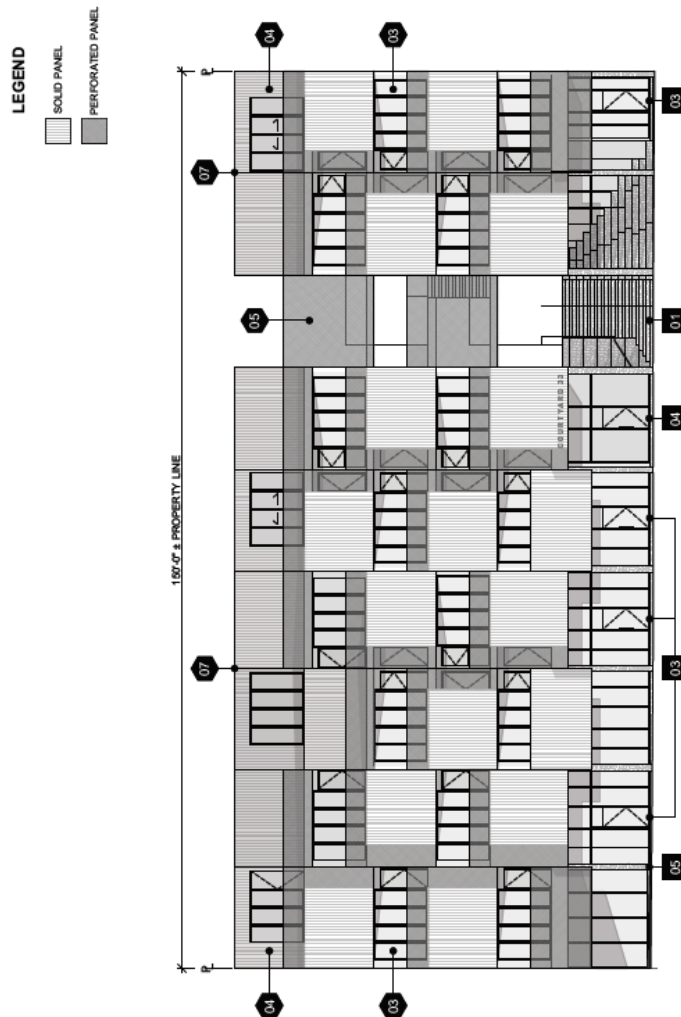
ROOF PLAN

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- GROUND FLOOR ANNOTATIONS**
- 01 PRIMARY COURTYARD ACCESS (GRAND PUBLIC STAIRCASE) FROM LEVEL 1 TO LEVEL 2
 - 02 SECONDARY COURTYARD ACCESS (PUBLIC STAIRCASE) FROM LEVEL 1 TO LEVEL 2
 - 03 ACTIVE STREET FRONTAGE WITH PRIMARY ENTRANCES LOCATED ALONG 33 AVENUE SW
 - 04 PRINCIPAL BUILDING ENTRANCE
 - 05 SUPPORT COLUMN (DOUBLE HEIGHT ARCADE)
 - 06 ACTIVE STREET FRONTAGE WITH HIGH DEGREE OF WINDOW GLAZING
 - 07 UNDERGROUND PARKADE ENTRY / EXIT
 - 08 LANE-ACTIVATING MICRO-RETAIL ENTRANCES
 - 09 ROLL-DOOR FOR GARBAGE & RECYCLING
 - 10 NEW DECIDUOUS TREE
- RESIDENTIAL ANNOTATIONS**
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 - 06 EXTERIOR EXIT STAIR (ACCESS TO LANE)
 - 07 SCREENED MECHANICAL EQUIPMENT

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* EXTERIOR CLADDING TO CONSIST OF HIGH-QUALITY RAINSCREEN SYSTEM

SOUTH ELEVATION

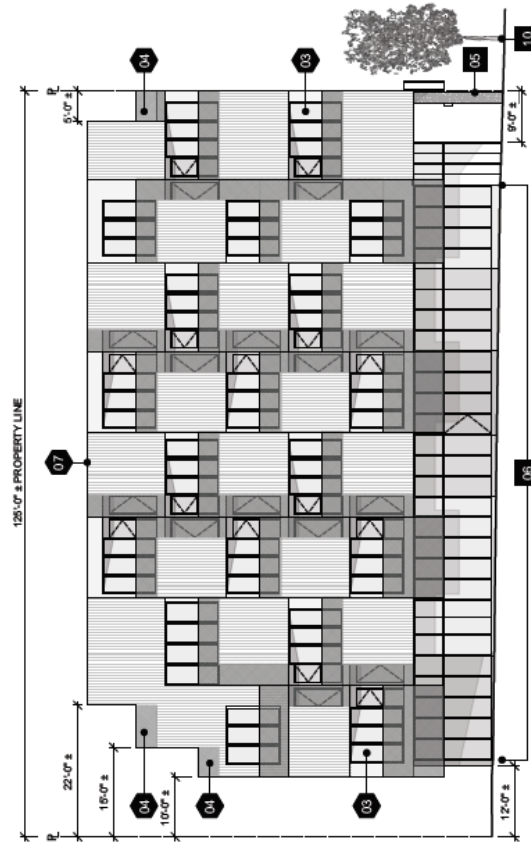
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- LEGEND**
- SOLID PANEL
 - PERFORATED PANEL



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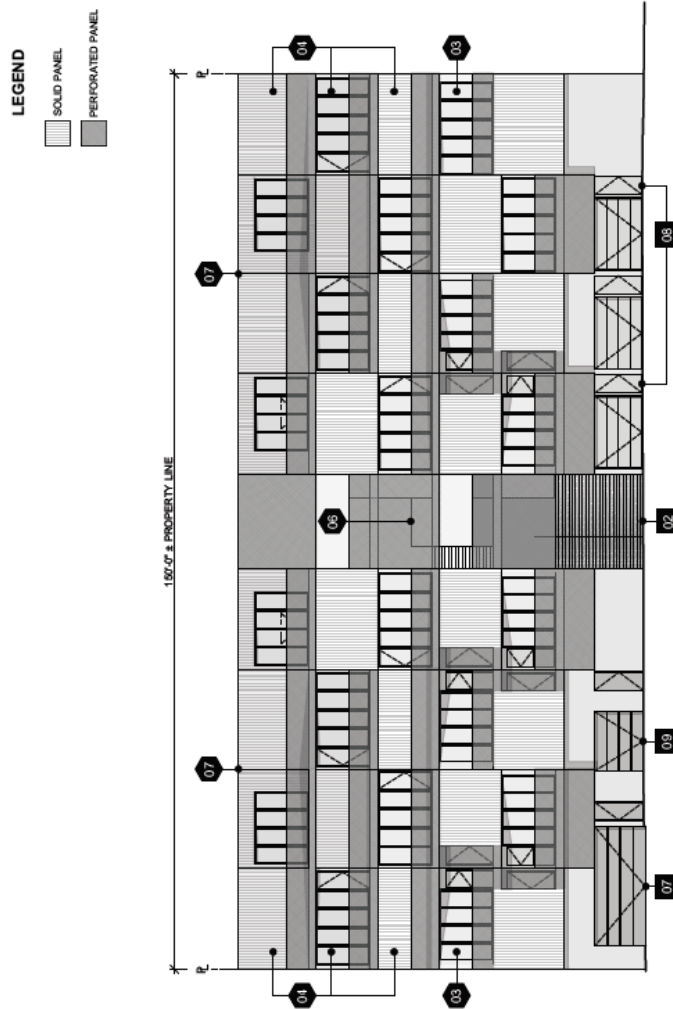
WEST ELEVATION

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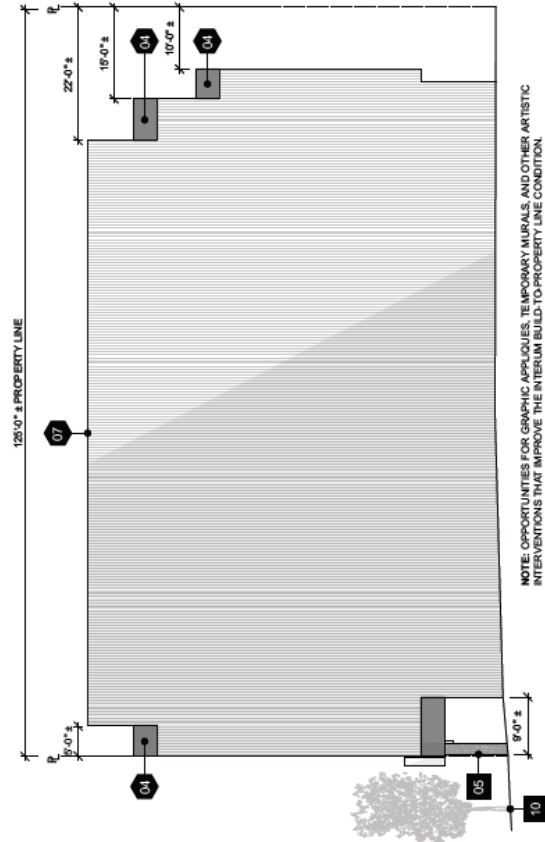
NORTH ELEVATION

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- LEGEND**
- SOLID PANEL
 - PERFORATED PANEL



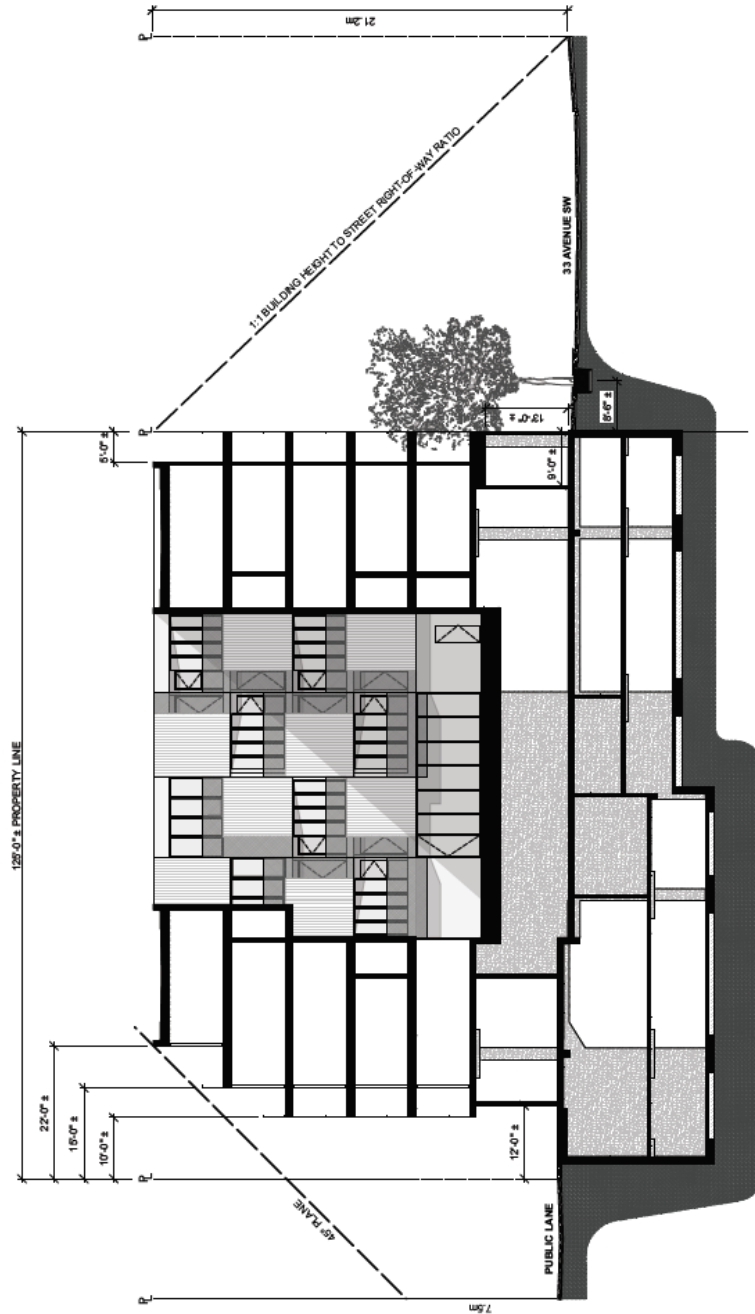
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EAST ELEVATION

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SECTION