

## Proposed Direct Control Guidelines

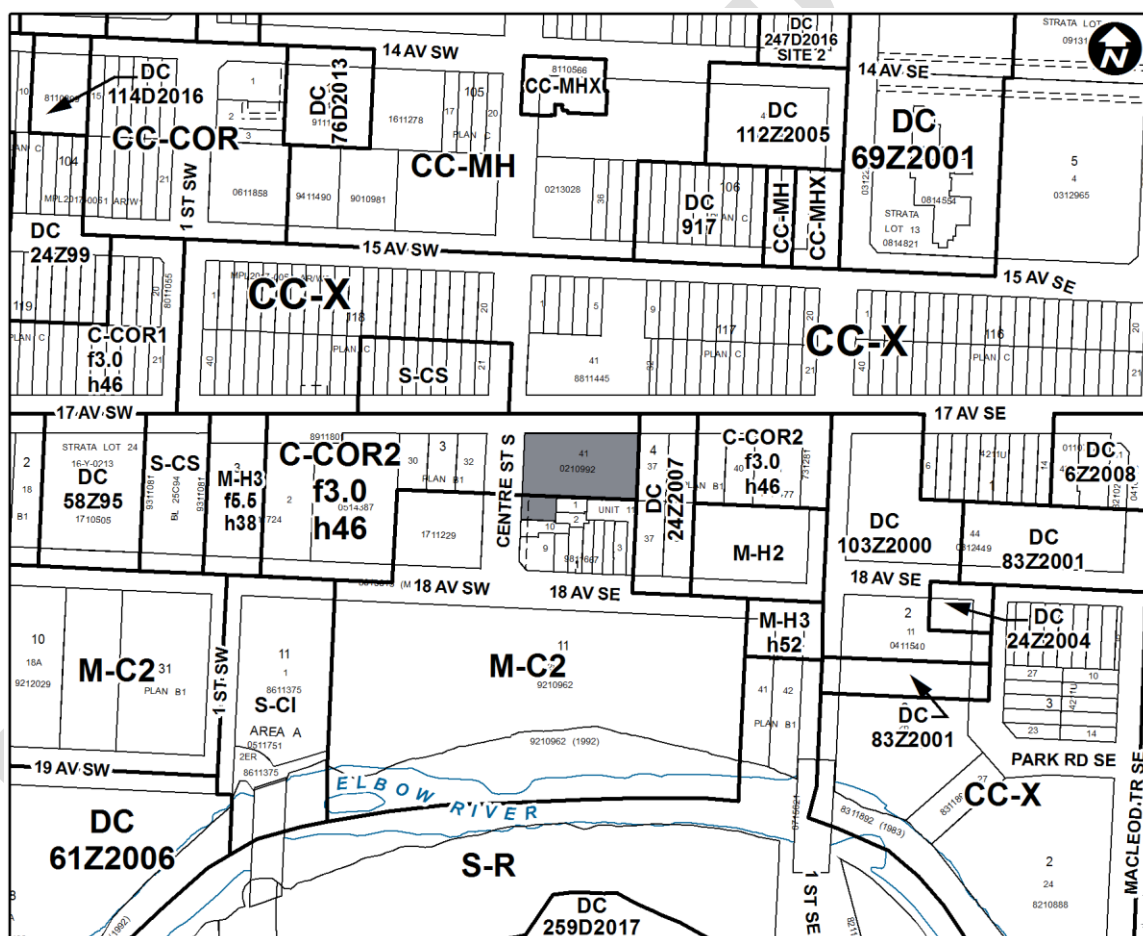
**WHEREAS** it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

**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:**

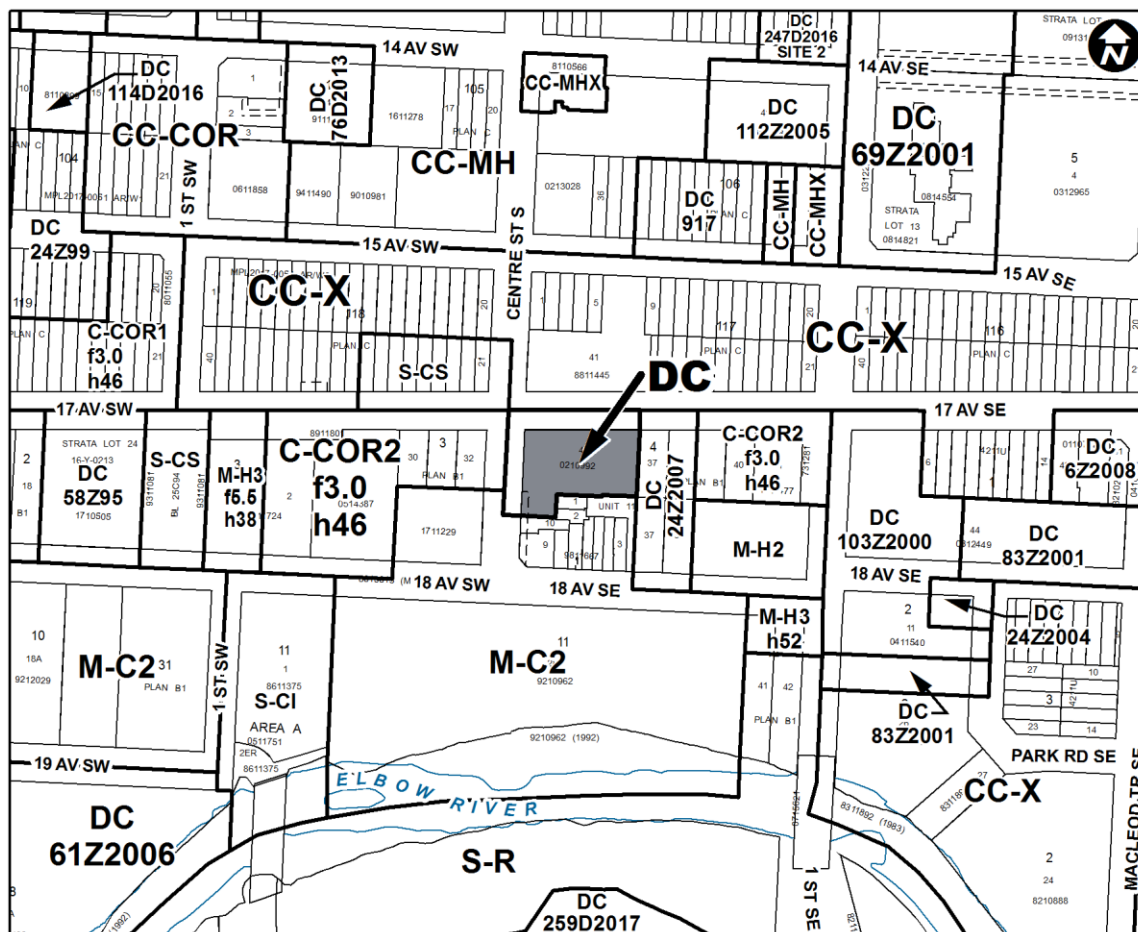
1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".

### SCHEDULE A



## Proposed Direct Control Guidelines

### SCHEDULE B



### DIRECT CONTROL DISTRICT

#### Purpose

- 1 This Direct Control District is intended to accommodate the additional **use** of **Kennel – Urban** with guidelines.

#### 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.

## Proposed Direct Control Guidelines

### Defined Uses

4 In this Direct Control District,

- (a) “**Kennel – Urban**” means a **use**:
  - (i) where domestic animals are boarded overnight or for periods greater than 24 hours;
  - (ii) that must only be approved in conjunction with a **Pet Care Service**; and
  - (iii) that includes animal enclosures, pens, runs or exercise areas.

### Permitted Uses

5 The **permitted uses** of the Commercial – Corridor (C-COR2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

### Discretionary Uses

- 6 (1) The **discretionary uses** of the Commercial – Corridor (C-COR2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.
- (2) The following **Use** listed below is a **discretionary use** in this Direct Control District in a **building** that was legally existing or approved prior to the effective date of this Bylaw:
- (a) **Kennel – Urban**.

### Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Commercial – Corridor 2 (C-COR2) District of Bylaw 1P2007 apply in this Direct Control District.

### Kennel – Urban Rules

8 **Kennel – Urban:**

- (a) must only be located on the ground floor of a **building**;
- (b) must not have any outside enclosures, pens, runs or exercise areas; and
- (c) must not have any indoor enclosures, pens, runs or exercise areas located against an interior wall that separates **adjacent uses**.

### Floor Area Ratio

9 the maximum **floor area ratio** is 3.0.

### Building Height

10 The maximum **building height** is 46.0 metres.

### Required Motor Vehicle Parking Stalls for Kennel – Urban

11 There is no motor vehicle parking stall requirement for **Kennel – Urban**.

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#### Required Bicycle Parking Stalls for Kennel – Urban

- 12 (1) **Kennel – Urban** requires a minimum of 1.0 *bicycle parking stalls – class 1* per 250.0 square metres of *gross usable floor area*.
- (2) **Kennel – Urban** requires a minimum of 1.0 *bicycle parking stalls – class 2* per 250.0 square metres of *gross usable floor area*.

#### Relaxations

- 13 The **Development Authority** may relax the rules contained in Section 12 of this Direct Control District in accordance with Section 36 of Bylaw 1P2007.

TEXT FOR DISCUSSION ONLY