

BYLAW NUMBER 13D2011

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2010-0006)

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;

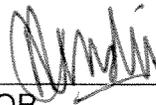
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 THIS 9TH DAY OF MAY, 2011.

READ A SECOND TIME THIS 9TH DAY OF MAY, 2011.

READ A THIRD TIME THIS 9TH DAY OF MAY, 2011.



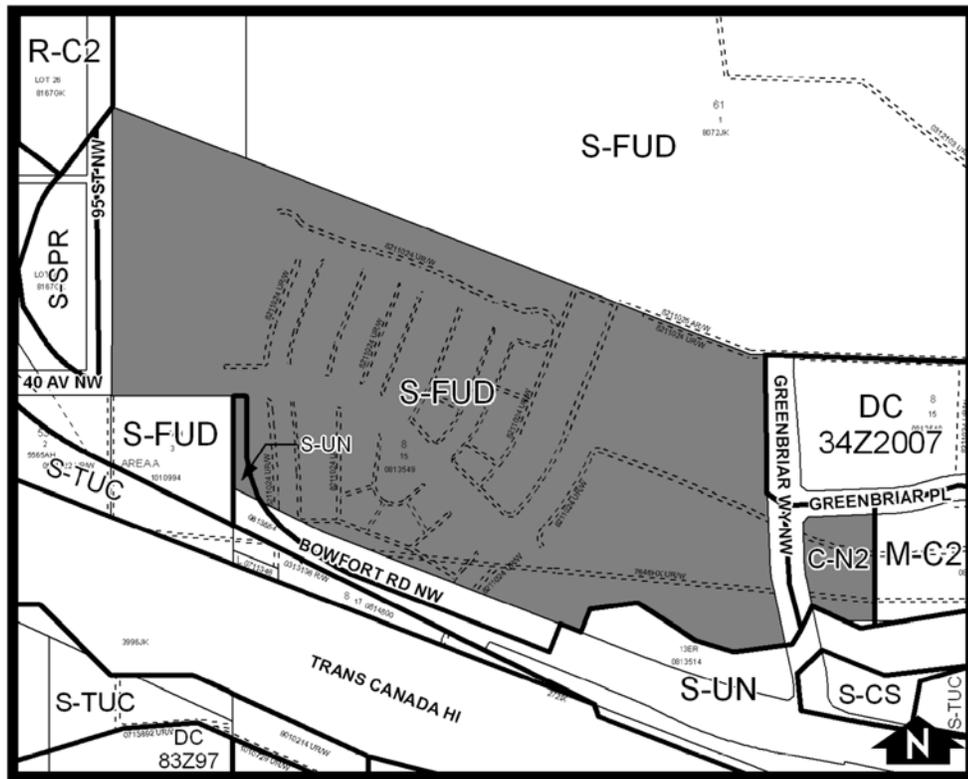
MAYOR
SIGNED THIS 12TH DAY OF MAY, 2011.



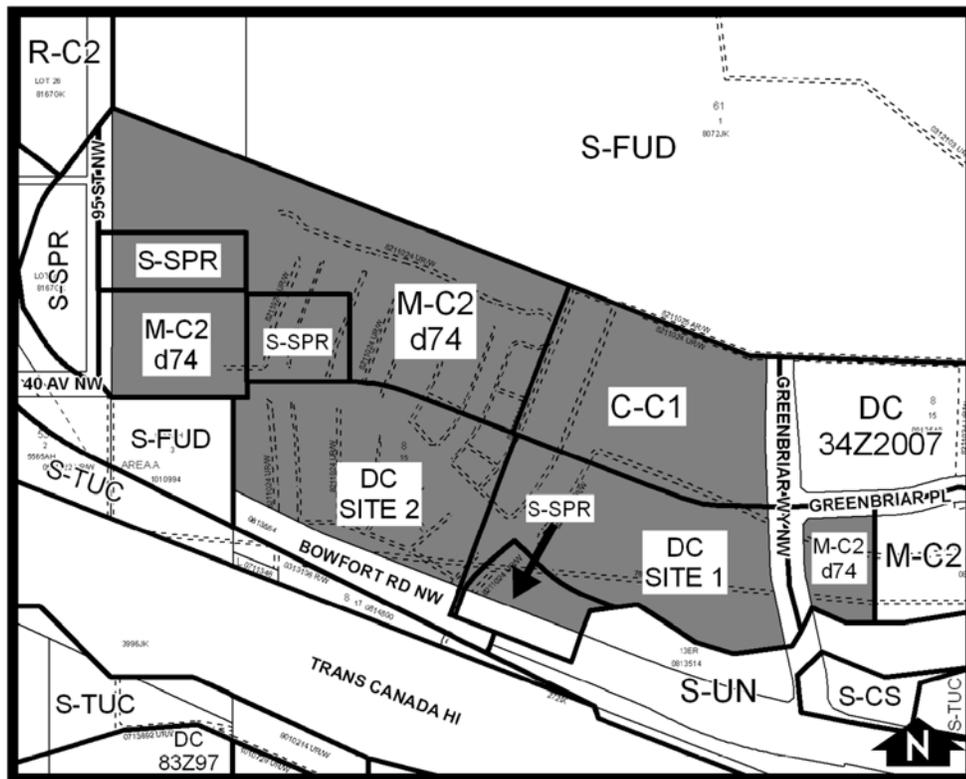
ACTING CITY CLERK
SIGNED THIS 12TH DAY OF MAY, 2011.

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SCHEDULE A



SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to be characterized by:

- (a) a scale of **development** and intensity threshold that is consistent with a Neighbourhood Activity Centre;
- (b) opportunities for commercial **uses** on the ground floor of **buildings** and residential and **Office uses** on the upper floors;

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- (c) community-oriented commercial **uses** that are compatible with residential areas;
- (d) an opportunity to regulate the retail **use area** and the location of **uses** within **buildings**;
- (e) **façades** visible from the Trans Canada Highway that are architecturally treated to a similar standard as the **front façade**.

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.

General Definitions

- 4** In this Direct Control District,

- (a) “**front façade**” means the side of a **building** that is oriented towards Greenbriar Drive NW and is the primary means of entrance for pedestrians.

Site 1

2.07 ha ± (5.12 ac ±)

Application

- 5** The provisions in sections 6 through 14 apply only to Site 1.

Permitted Uses

- 6** The **permitted uses** of the Commercial – Corridor 2 (C-COR2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 7** The **discretionary uses** of the Commercial – Corridor 2 (C-COR2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District;

- (a) with the addition of:
 - (i) **Market;**
 - (ii) **Printing, Publishing and Distributing;**
 - (iii) **Restaurant: Food Service Only – Large;** and
 - (iv) **Restaurant: Licensed – Large;** and

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(b) with the exclusion of:

- (i) **Auto Service – Major;**
- (ii) **Auto Service – Minor;**
- (iii) **Car Wash – Multi-Vehicle;**
- (iv) **Car Wash – Single Vehicle;**
- (v) **Pawn Shop;**
- (vi) **Power Generation Facility – Medium;**
- (vii) **Vehicle Rental – Major;**
- (viii) **Vehicle Rental – Minor;**
- (ix) **Vehicle Sales – Major; and**
- (x) **Vehicle Sales – Minor.**

Bylaw 1P2007 District Rules

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

Floor Area Ratio

9 The maximum *floor area ratio* is 1.0.

Building Height

10 The maximum *building height* is 20.0 metres.

Use Area

- 11 (1)** Unless otherwise referenced in subsections (2) through (4), the maximum *use area* for *uses* on the ground floor of *buildings* is 1393.5 square metres.
- (2)** The maximum *gross floor area* for a *building* containing only one *use* is 2000.0 square metres.
- (3)** The maximum *use area* for **Restaurant: Licensed – Large** and **Restaurant: Food Service Only – Large** is 500.0 square metres.
- (4)** The maximum *use area* of a
- (a)** **Catering Service – Minor**, or a **Catering Service – Minor** combined with any other *use*, is 300.0 square metres;
 - (b)** **Cinema**, or a **Cinema** combined with any other *use*, is 550.0 square metres; and
 - (c)** **Supermarket**, or a **Supermarket** combined with any other *use*, is 2500.0 square metres.
- (5)** There is no maximum *use area* for *uses* located above the ground floor.

Location of Uses within Buildings

12 Residential **uses** must not be located on the ground floor of **buildings**.

Front Setback Area

13 There is no minimum **front setback area**.

14 A **hotel** must not have more than sixty guest rooms.

Site 2

2.04ha± (5.04 ac±)

Application

15 The provisions in sections 16 through 26 apply only to Site 2.

Permitted Uses

16 (1) The following **uses** are **permitted uses** in this Direct Control District:

- (a) **Parks;**
- (b) **Sign – Class A;**
- (c) **Sign – Class B;**
- (d) **Sign – Class D; and**
- (e) **Utilities.**

(2) The following **uses** are the **permitted uses** in this Direct Control District if they are located within existing approved **buildings**:

- (a) **Accessory Food Service;**
- (b) **Computer Games Facility;**
- (c) **Convenience Food Store;**
- (d) **Counselling Service;**
- (e) **Financial Institution;**
- (f) **Fitness Centre;**
- (g) **Health Services Laboratory – with Clients;**
- (h) **Indoor Recreation Facility;**
- (i) **Information and Service Provider;**
- (j) **Instructional Facility;**
- (k) **Library;**

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- (l) **Medical Clinic;**
- (m) **Office;**
- (n) **Pet Care Service;**
- (o) **Post-secondary Learning Institution.**
- (p) **Power Generation Facility – Small;**
- (q) **Print Centre;**
- (r) **Restaurant: Food Service Only – Small;**
- (s) **Restaurant: Licensed – Small;**
- (t) **Retail and Consumer Service;** and
- (u) **Take Out Food Service.**

Discretionary Uses

17 (1) **Uses** listed in subsection 15(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in this Direct Control District.

(2) The following **uses** are **discretionary uses** in this Direct Control District:

- (a) **Child Care Service;**
- (b) **Drinking Establishment – Medium;**
- (c) **Drinking Establishment – Small;**
- (d) **Health Services Laboratory – without clients;**
- (e) **Market;**
- (f) **Outdoor Café;**
- (g) **Printing, Publishing and Distributing;**
- (h) **Radio and Television Studio;**
- (i) **Restaurant: Food Service Only – Medium;**
- (j) **Restaurant: Licensed – Medium;**
- (k) **Sign – Class C;**
- (l) **Sign – Class E;** and
- (m) **Sign – Class F.**

Bylaw 1P2007 District Rules

18 Unless otherwise specified, the rules of the Commercial – Office (C-O) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

19 The maximum *floor area ratio* is 2.0.

Building Height

20 (1) The maximum *building height* is 24.0 metres.

(2) The minimum *building height* is 10.0 metres.

Location of Uses within Buildings

21 (1) The following *uses* must only be located on the ground floor of a *building*:

- (a) **Accessory Food Service;**
- (b) **Computer Games Facility;**
- (c) **Convenience Food Store;**
- (d) **Drinking Establishment – Medium;**
- (e) **Drinking Establishment – Small;**
- (f) **Financial Institution;**
- (g) **Health Services Laboratory – with Clients;**
- (h) **Library;**
- (i) **Pet Care Service;**
- (j) **Print Centre;**
- (k) **Restaurants: Food Service Only – Medium;**
- (l) **Restaurants: Food Service Only – Small;**
- (m) **Restaurants: Licensed – Medium;**
- (n) **Restaurants: Licensed – Small;**
- (o) **Retail and Consumer Service; and**
- (p) **Take Out Food Service.**

(2) The following *uses* must only be located above the ground floor of a *building*:

- (a) **Medical Clinic; and**
- (b) **Office.**

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Use Area

- 22 (1) Unless otherwise referenced in subsection (2), the maximum **use area** on the ground floor of a **building** is 930.0 square metres.
- (2) The maximum **use area** of a **Retail and Consumer Service** on the ground floor of a **building** is 1393.5 square metres.
- (3) There is no maximum **use area** for **uses** located above the ground floor of a **building**.

Front Setback Area

- 23 There is no minimum **front setback area**.

Building Orientation

- 24 (1) The main **public entrance** to a **building** must be located on the **front façade** of a **building**.
- (2) **Buildings** must be oriented towards a public **street** with a maximum **building setback** of 3.0 metres.
- (3) **Motor vehicle parking stalls** and **loading stalls** must not be located in the 3.0 metre **setback area** between a **building** and a public **street**.

Additional Landscaping Requirements

- 25 In addition to the landscaping requirements provided in the Commercial – Office (C-O) District, the following rule applies:
- (1) Where a **setback area** shares a **property line** with a **street**, the **setback area** must have both a **hard surfaced landscaped area** and a **soft surfaced landscaped area**.

Employee Area

- 26 Every **building** must have an outdoor area, for the use of employees, that is:
- (a) located in the **setback area** between the **front façade** of a **building** and the **street**;
- (b) is a minimum of 20.0 square metres; and
- (c) is connected to the **front façade** of a **building** and the **street** by a sidewalk.