

**BYLAW NUMBER 58D2012**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT LOC2012-0024)**

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**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;

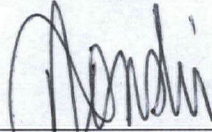
**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

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.

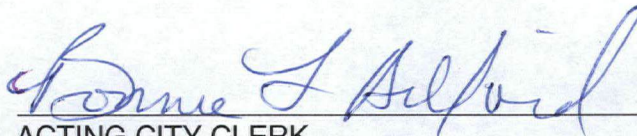
READ A FIRST TIME THIS 2<sup>ND</sup> DAY OF OCTOBER, 2012.

READ A SECOND TIME THIS 2<sup>ND</sup> DAY OF OCTOBER, 2012.

READ A THIRD TIME THIS 2<sup>ND</sup> DAY OF OCTOBER, 2012.



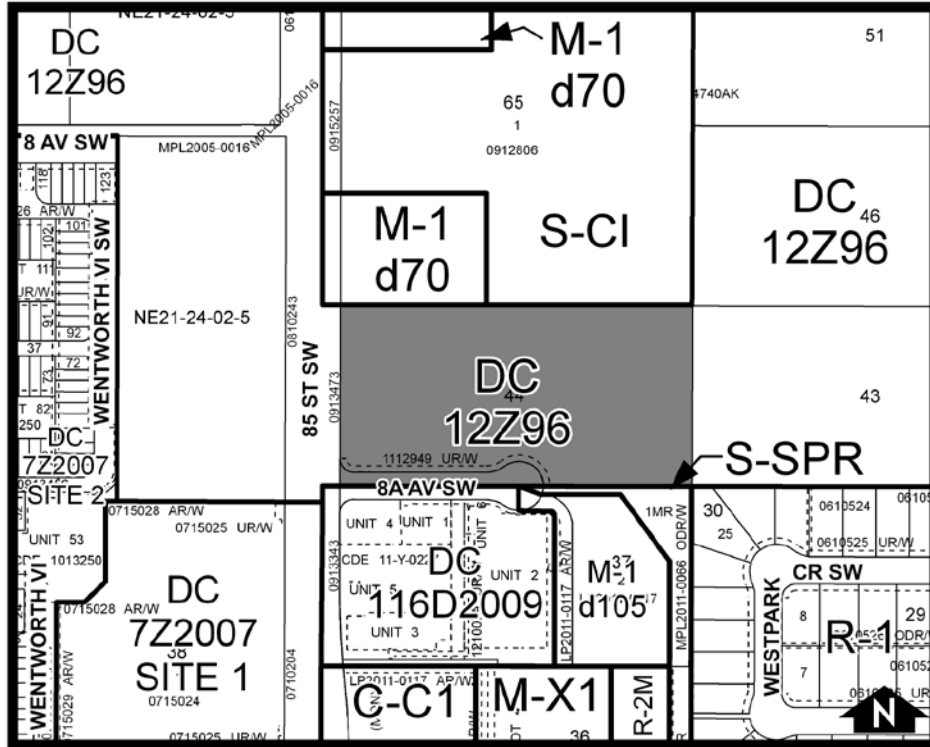
\_\_\_\_\_  
MAYOR  
SIGNED THIS 2<sup>ND</sup> DAY OF OCTOBER, 2012.



\_\_\_\_\_  
ACTING CITY CLERK  
SIGNED THIS 2<sup>ND</sup> DAY OF OCTOBER, 2012.

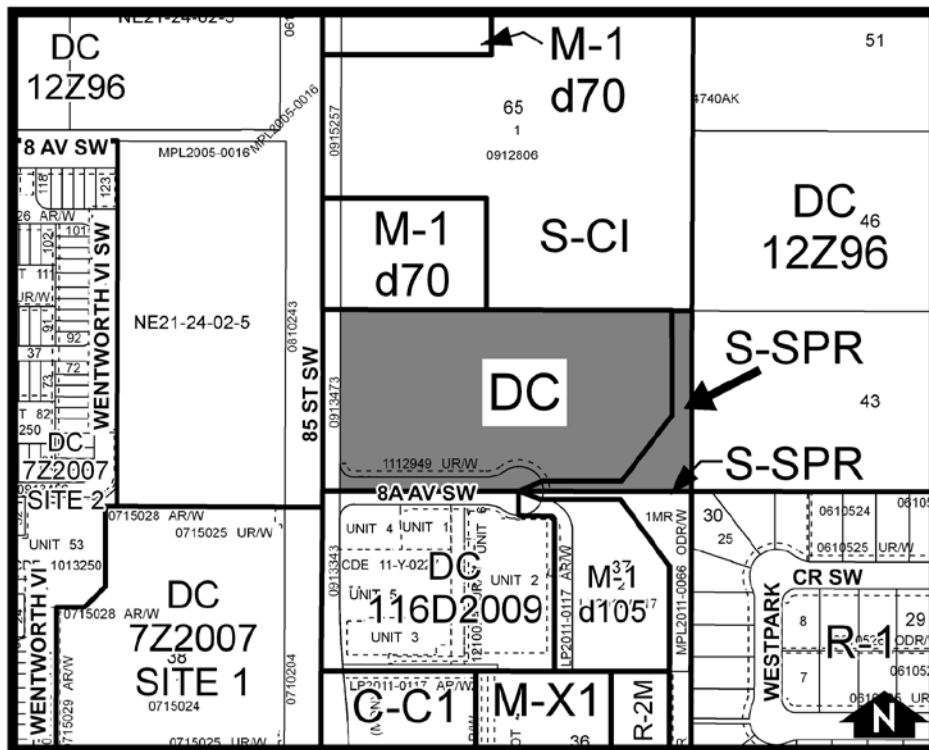
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SCHEDULE A



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**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

**Purpose**

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

- (a) neighbourhood-scale, mixed-use **development** that allows for intensification over time;
- (b) **buildings** that are close to each other, the **street** and the public sidewalk;
- (c) parking located at the rear of **buildings**;
- (d) limited automobile-oriented **uses**;

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- (e) pedestrian connections from public sidewalks to and between **buildings**; and
- (f) opportunities for a mix of **uses** on the site and within the same **building**.

**Compliance with Bylaw 1P2007**

- 2** Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply.

**Reference to Bylaw 1P2007**

- 3** Within this Direct Control Bylaw, 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** Where this Direct Control District refers to **Commercial Uses**, it refers to all **permitted** and **discretionary uses**, other than **Addiction Treatment, Assisted living, Custodial Care, Dwelling Units, Live Work Units and Residential Care**.

**Permitted Uses**

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

**Discretionary Uses**

- 6** The **discretionary uses** of the Commercial – Corridor 2 (C-COR2) District of Bylaw 1P2007 are the **discretionary uses** of this Direct Control District with the exclusion of:

- (a) **Auto Service – Major;**
- (b) **Auto Service – Minor;**
- (c) **Gas Bar;**
- (d) **Vehicle Rental – Major;**
- (e) **Vehicle Rental – Minor;**
- (f) **Vehicle Sales – Major; and**
- (g) **Vehicle Sales – Minor.**

**Bylaw 1P2007 District Rules**

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

**Density**

- 8** The maximum number of **units** is 100.

**Floor Area Ratio**

- 9** The maximum **floor area ratio** for **commercial uses** is 1.5.

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**Building Height**

10 The maximum *building height* is 16.0 metres.

**Retail and Consumer Services**

11 One **Retail and Consumer Service use** combined with any other *use* may be a maximum of 2415.0 square metres.

**Location of Uses within Buildings**

- 12 (1) **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units and Residential Care** may be located on the ground floor of *buildings* adjacent to a Special Purpose – School, Park and Community Reserve (S-SPR) District.
- (2) “**Commercial Uses**” and **Live Work Units**:
- (a) may be located on the same floor as **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** and **Residential Care**; and
- (b) must not share an internal hallway with **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** and **Residential Care**.
- (3) Unless otherwise referenced in this section, **Car Wash – Multi-Vehicle** and **Car Wash – Single Vehicle** may only be located below *grade* in *buildings*.
- (4) A minimum of 80.0 per cent of the *gross floor area* of a *building* abutting a Special Purpose – School, Park and Community Reserve (S-SPR) District must contain a *use* in the Residential Group of Schedule A of Bylaw 1P2007.
- (5) Ancillary **Retail and Consumer Service uses** within a residential *building* abutting a Special Purpose – School, Park and Community Reserve (S-SPR) District may be located at *grade*.

**Drive Through Rule**

13 Only one **Drive Through** is allowed.