

BYLAW NUMBER 341D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0118)**

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;

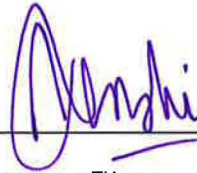
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 6TH DAY OF NOVEMBER, 2017.

READ A SECOND TIME THIS 6TH DAY OF NOVEMBER, 2017.

READ A THIRD TIME THIS 6TH DAY OF NOVEMBER, 2017.



MAYOR
SIGNED THIS 6TH DAY OF NOVEMBER, 2017.



ACTING CITY CLERK
SIGNED THIS 6TH DAY OF NOVEMBER, 2017.

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 the 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) **Pet Care and Boarding Service** means a *use*:
 - (i) where small animals are washed groomed, trained or boarded;
 - (ii) where small animals may be boarded overnight or for periods greater than 24 hours;
 - (iii) that may have the incidental sale of products relating to the service provided by the *use*;
 - (iv) that must not have any outside enclosures, pens, runs or exercise areas; and
 - (v) that must provide indoor amenity space for small animals.

Permitted Uses

5 The *permitted uses* of the Commercial - Regional 3 (C-R3) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

Discretionary Uses

6 The *discretionary uses* of the Commercial - Regional 3 (C-R3) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District with the addition of:

- (a) **Assisted Living;**
- (b) **Dwelling Unit;**
- (c) **Multi-Residential Development;**
- (d) **Pet Care and Boarding Service;** and
- (e) **Residential Care.**

Bylaw 1P2007 District Rules

7 Unless otherwise specified:

- (a) For **Multi-Residential Development** the rules of the Multi – Residential - High Density Medium Rise (M-H2) District of Bylaw 1P2007 apply in this Direct Control District; and
- (b) For all other *uses*, the rules of the Commercial - Regional 3 (C-R3) District of Bylaw 1P2007 apply in this Direct Control District.

Density

8 There is no minimum or maximum **density** in this Direct Control District.

Floor Area Ratio

9 The minimum **floor area ratio** in this Direct Control District is 0.26.

Building Height

10 The maximum **building height** in this Direct Control District is 21.0 metres.

Front Setback Area

11 There is no minimum requirement for a **front setback area**.

Side and Rear Setback Area

12 Where the **parcel** shares a side or rear **property line** with a **parcel** designated as:

- (a) a **commercial district**, there is no requirement for a side or rear **setback area**;
- (b) a **residential district** or **special purpose district**, the **setback area** must have a minimum side or rear depth of 3.0 metres.

Minimum Required Motor Vehicle Parking Stalls

13 The minimum number of **motor vehicle parking stalls** of the Commercial – Regional 3 (C-R3) District of Bylaw 1P2007 are the minimum requirement in this Direct Control District with the addition of:

- (a) The requirements specified in Part 4 of Bylaw 1P2007 for the following **uses**:
 - (i) **Assisted Living**; and
 - (ii) **Residential Care**.
- (b) The requirements specified in Part 7, Division 6 of Bylaw 1P2007 for the following **use**:
 - (i) **Dwelling Unit**.

Bicycle Parking Stall Requirements

14 The minimum number of required **bicycle parking stalls – class 1** and **bicycle parking stalls – class 2** in this Direct Control District is the requirement specified in the Part 7, Division 6 of Bylaw 1P2007 and the requirements specified in Part 4 of Bylaw 1P2007 for residential **uses**.

Relaxations

15 The **Development Authority** may relax any of the rules contained in this Direct Control District in accordance with Sections 31 and Section 36 of Bylaw 1P2007.