

BYLAW NUMBER 255D2018

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2015-0170/CPC2018-0989)**

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;

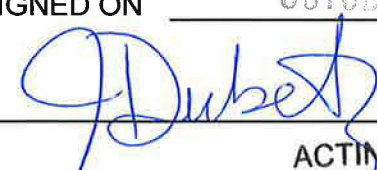
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 OCTOBER 09 2018
READ A SECOND TIME ON OCTOBER 09 2018
READ A THIRD TIME ON OCTOBER 09 2018



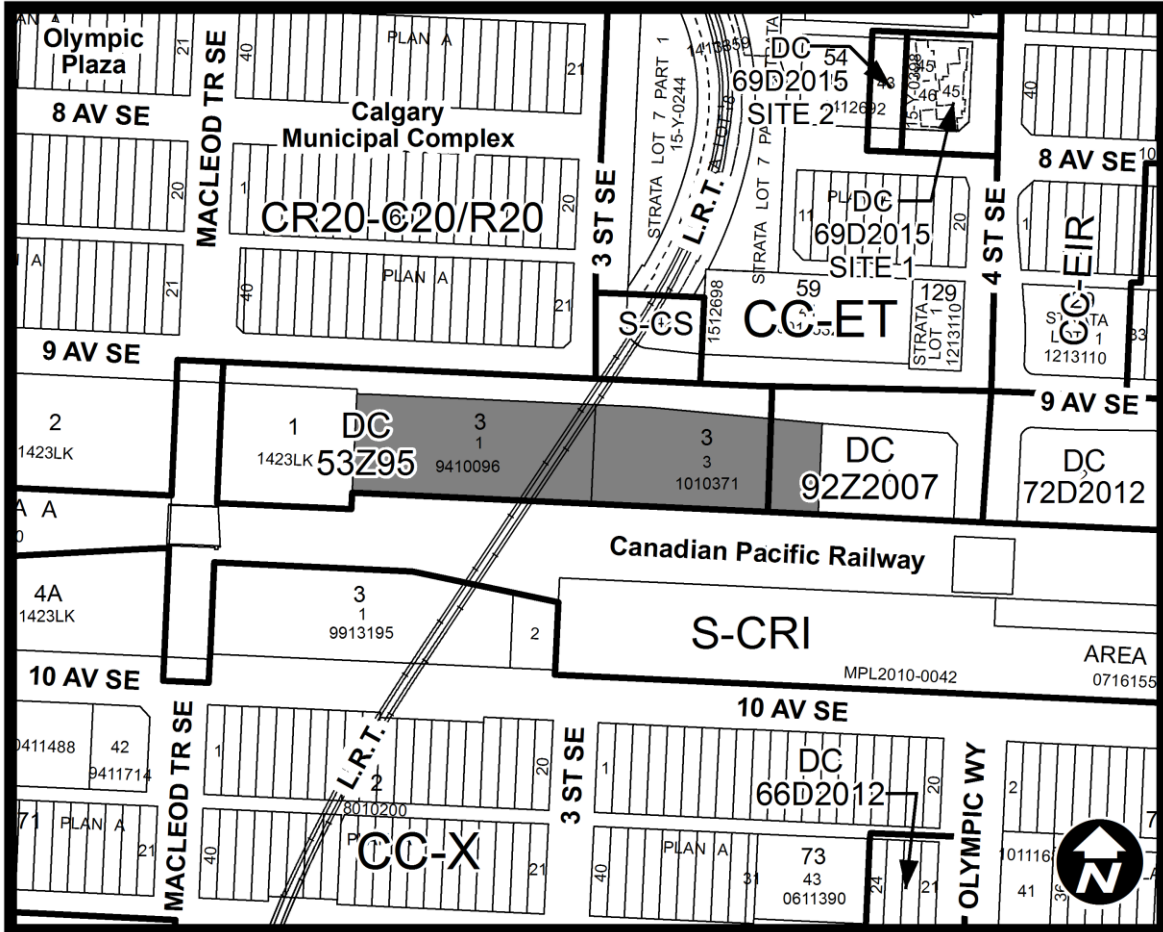
MAYOR

SIGNED ON OCTOBER 09 2018


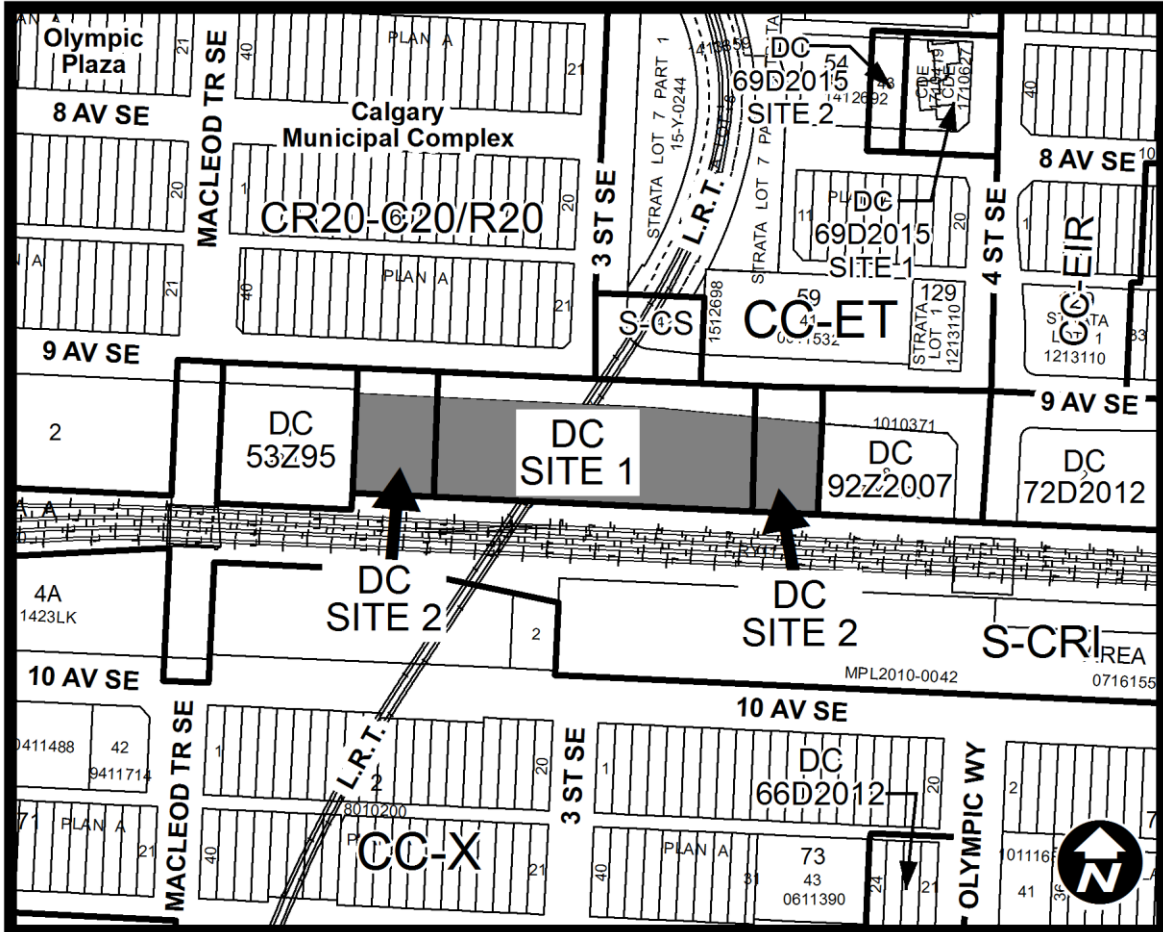
ACTING CITY CLERK

SIGNED ON OCTOBER 09 2018

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to:

- (a) accommodate a multi-use innovation centre which allows for a flexible mix of co-working, incubating, making, instructing and exhibiting activities for the pursuit of entrepreneurship; and
- (b) provide rules for **building** separation.

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) "**innovation uses**" means any one or more of the following **uses**:
- (i) **General Industrial – Light;**
 - (ii) **Instructional Facility;**
 - (iii) **Office;** and
 - (iv) **Retail and Consumer Service.**

Permitted Uses

- 5 The **permitted uses** of the Centre City East Village Transition District (CC-ET) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 6 The **discretionary uses** of the Centre City East Village Transition District (CC-ET) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of the following **use**:

- (a) **Restaurant: Neighbourhood.**

Bylaw 1P2007 District Rules

- 7 Unless otherwise specified, the rules of the Centre City East Village Transition District (CC-ET) of Bylaw 1P2007 apply in this Direct Control District.

Additional Required Bicycle Parking Stalls

- 8 The minimum number of **bicycle parking stalls – class 1** and **bicycle parking stalls – class 2** for **Parking Lot – Structure** is 5.0 per cent of the **motor vehicle parking stalls** provided.

Building Separation

- 9 There is no horizontal separation requirement for **buildings** sharing a **property line** within this Direct Control District.

Development Authority – Power and Duties for Relaxations

- 10 The **Development Authority** may relax the rules in Sections 8 and 12 of this Direct Control District provided the test for relaxations as set out in Bylaw 1P2007 is met.

Site 1 (± 0.61ha / 1.5ac)

Application

- 11 The provisions in section 12 apply only on Site 1.

Additional Rules for a Combination of *Innovation Uses*

12 Where at least two *innovation uses* are located primarily in a *building*:

- (a) *innovation uses* are exempt from the requirement of a *development permit* for a change of *use*, a change of intensity of *use*, or both, provided that:
 - (i) the proposed *use* has an existing *development permit*, and
 - (ii) the total *use area* for all *innovation uses* approved in the existing *development permits* will not increase or decrease as a result of the change of *use* or change of intensity of *use*;
- (b) *innovation uses* may locate on the first *storey* of a *building*;
- (c) there is no maximum *use area* requirement for *innovation uses*;
- (d) the *motor vehicle parking stall* requirement for *innovation uses* is zero; and
- (e) the minimum number of *bicycle parking stalls – class 1* and *bicycle parking stalls – class 2* for *innovation uses* is 1.0 stall per 400 square metres of *gross usable floor area*.