

BYLAW NUMBER 94D2021

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2020-0211/CPC2021-0654)**

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;

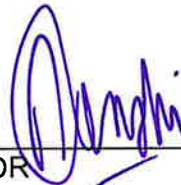
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 replacing it with 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.

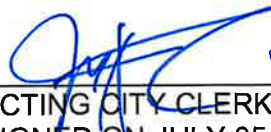
READ A FIRST TIME ON JULY 05, 2021

READ A SECOND TIME ON JULY 05, 2021

READ A THIRD TIME ON JULY 05, 2021



MAYOR
SIGNED ON JULY 05, 2021



ACTING CITY CLERK
SIGNED ON JULY 05, 2021

SCHEDULE A



Permitted Uses

- 4 The **permitted uses** of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Self Storage Facility.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7 The maximum **floor area ratio** is 2.0.

Building Height

- 8 The maximum **building height** is 18.0 metres.

Additional Rules for Location of Uses within Building

- 9 (1) A minimum of 10.0 per cent of the ground floor **gross floor area** of a **building** in this Direct Control District must contain “Commercial Uses”.
- (2) Where this Section refers to “Commercial Uses”, it refers to the **uses** listed in Sections 4 and 5 of this Direct Control District Bylaw, except:
- (a) **Self Storage Facility**; and
- (b) those **uses** listed in Sections 4 and 5 of this Direct Control District Bylaw that are classified as Automotive Service Group **uses** in Schedule A of Bylaw 1P2007.

Rules for Self Storage Facility

- 10 (1) The individual access to each compartment must be entirely internal to a **building**.
- (2) The maximum **use area** for a **Self Storage Facility** is 12,000 square metres.

Relaxations

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