

BYLAW NUMBER 112D2022

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2022-0034/CPC2022-0596)**

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 26, 2022

READ A SECOND TIME ON JULY 26, 2022

READ A THIRD TIME ON JULY 26, 2022



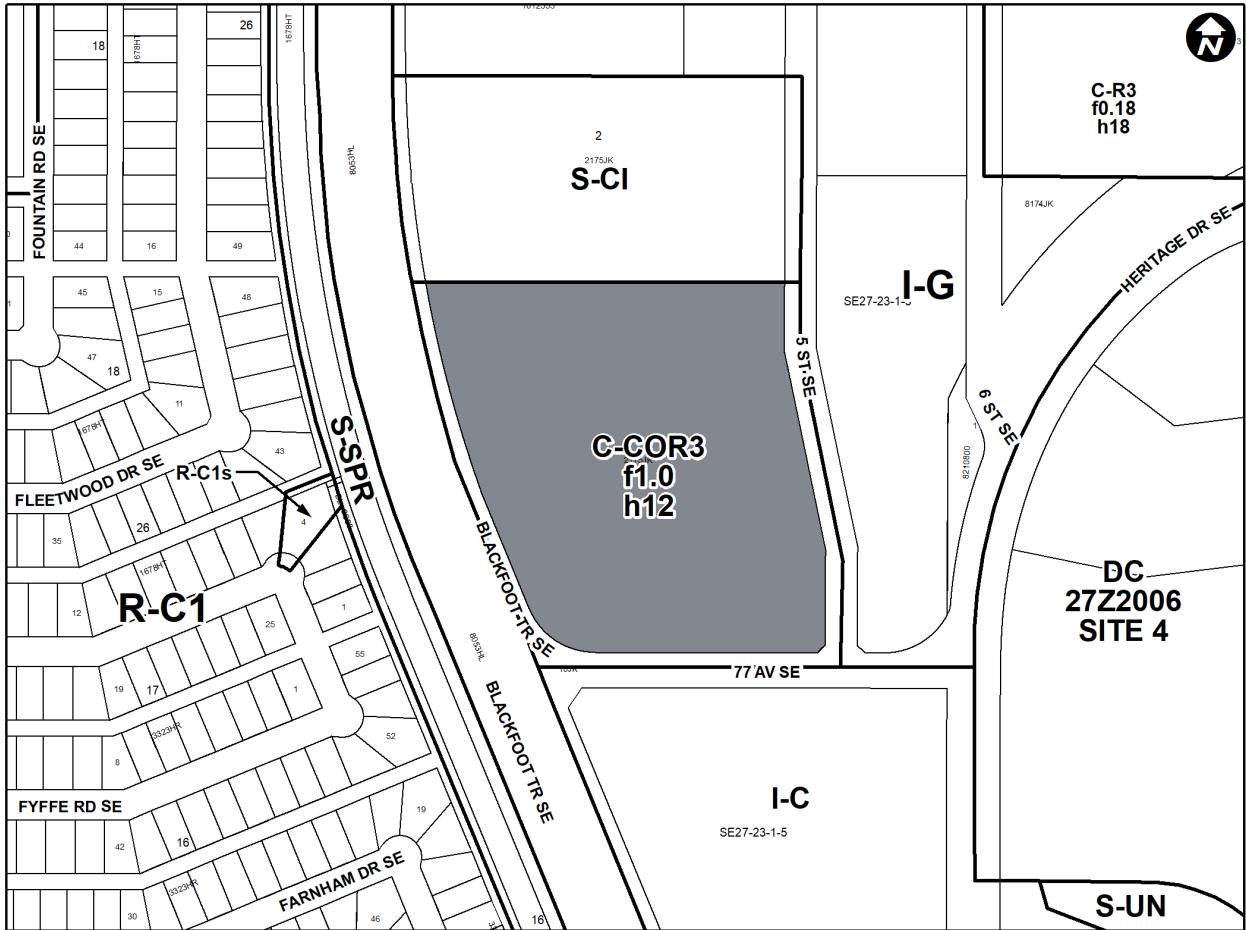
MAYOR
SIGNED ON JULY 26, 2022

for

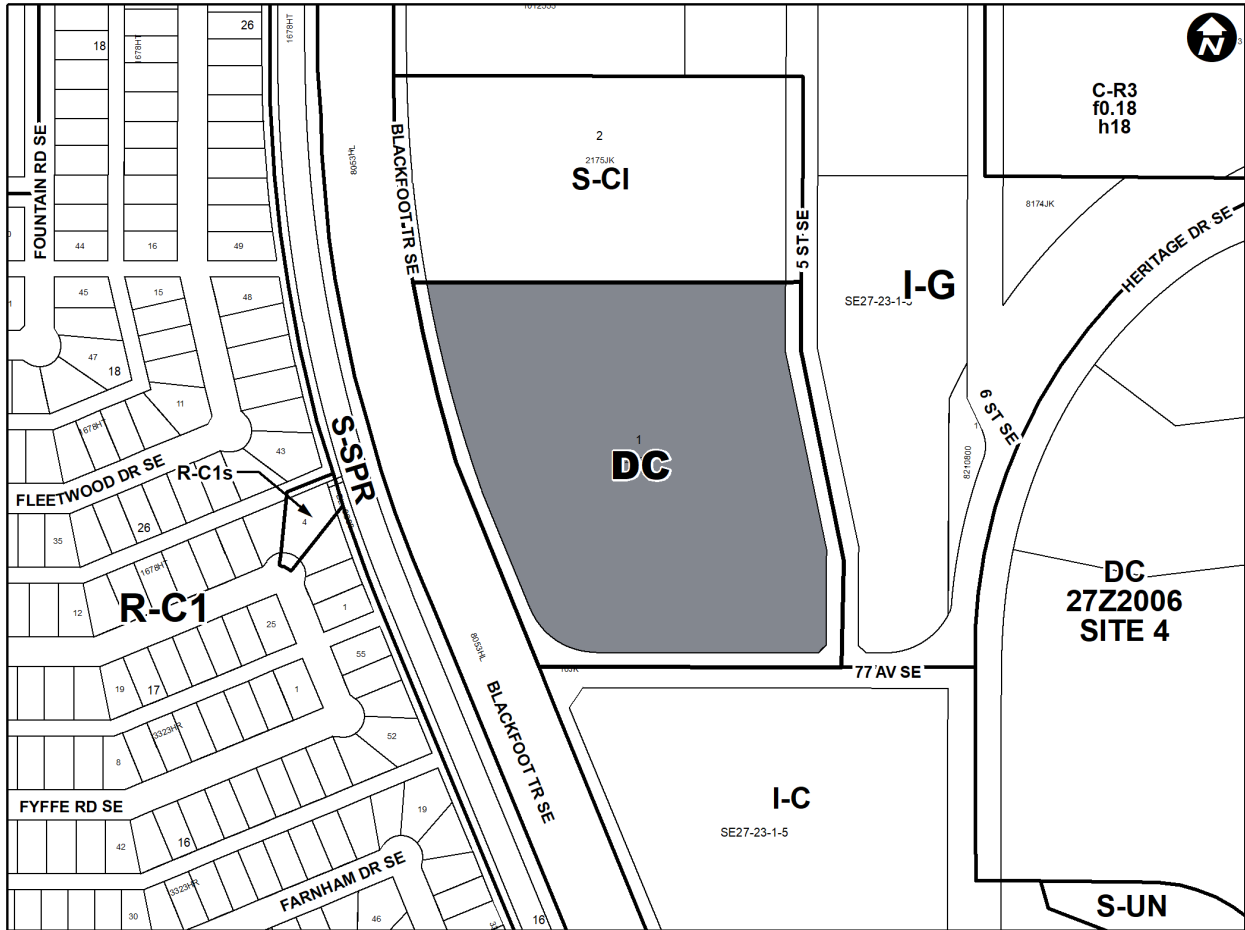


CITY CLERK
SIGNED ON JULY 26, 2022

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to:
 - (a) allow for the additional use of school - private; and
 - (b) achieve a direct pedestrian connection to the adjacent site at 7530 Blackfoot Trail SE.

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 Bylaw.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District 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 In this Direct Control District Bylaw:

- (a) “**direct pedestrian connection**” means a clearly defined connection that is designated for pedestrian use which may include, but is not limited to, sidewalks, raised crosswalks, painted lines, textured concrete or brick surface, and coloured surface materials.

Permitted Uses

5 The **permitted uses** of the Commercial – Corridor 3 (C-COR3) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

6 The **discretionary uses** of the Commercial – Corridor 3 (C-COR3) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **School – Private.**

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Commercial – Corridor 3 (C-COR3) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

8 The maximum **floor area ratio** is 1.0.

Building Height

9 The maximum **building height** is 12.0 metres.

Rules for School – Private

10 A **School – Private** must provide a **direct pedestrian connection** between its primary entrance and the **adjacent parcel** at 7530 Blackfoot Trail SE.

Relaxations

11 The **Development Authority** may relax the rules contained in Section 7 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.