

BYLAW NUMBER 8D2023

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2021-0177/CPC2022-1151)**

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 JANUARY 17, 2023

READ A SECOND TIME ON JANUARY 17, 2023

READ A THIRD TIME ON JANUARY 17, 2023

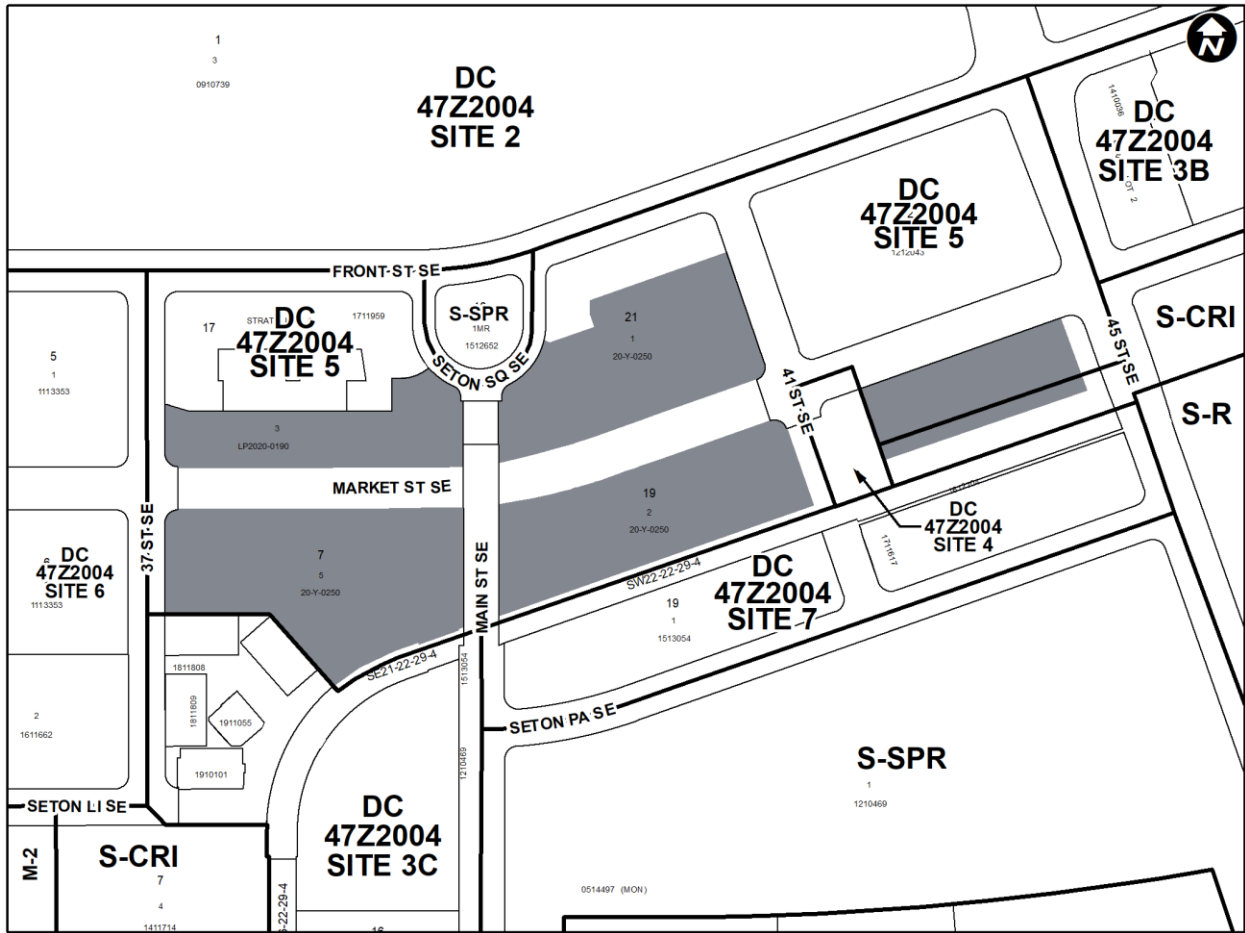


MAYOR
SIGNED ON JANUARY 17, 2023

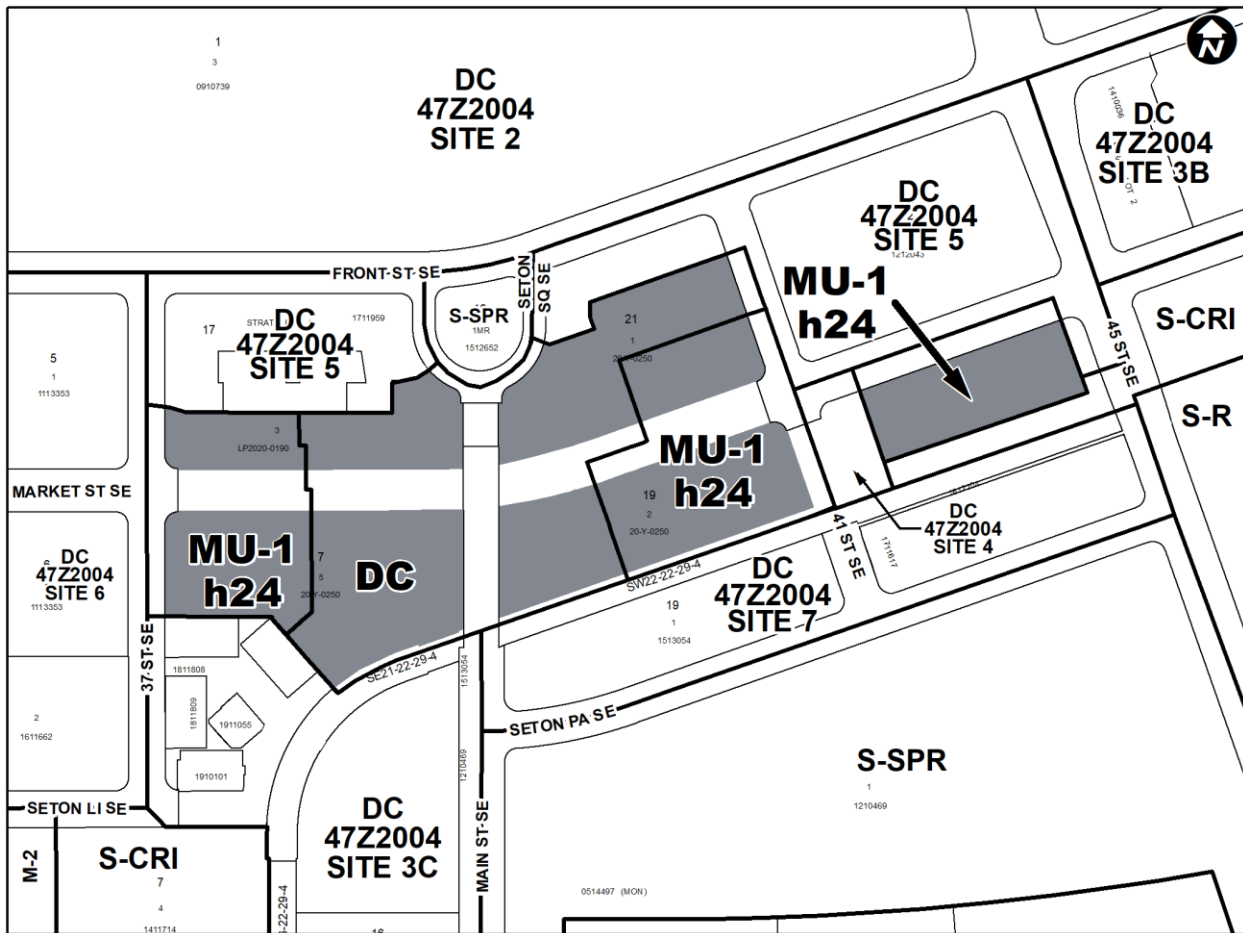
for 

CITY CLERK
SIGNED ON JANUARY 17, 2023

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to accommodate a specialty food and drink hall and provide custom regulations for mixed use developments.

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.

Defined Uses

- 4 In this Direct Control District:

- (a) **“Specialty Restaurant - Licensed”** means a *use*:

- (i) where food is prepared and sold for consumption on the premises and may include the sale of prepared food for consumption off the premises; and
- (ii) where a specific license for the sale of liquor is issued by the Alberta Gaming, Liquor and Cannabis Commission, that allows minors on the premises at any time.

Permitted Uses

5 The **permitted uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

6 The **discretionary uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Specialty Restaurant – Licensed.**

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

8 The maximum **floor area ratio** is 2.0.

Building Height

9 The maximum **building height** is 28.0 metres.

Additional Rules for Building Orientation

- 10 (1) Unless otherwise referenced in subsection (2), the maximum **building setback** from a **property line** shared with a commercial **street** is 3.0 metres.
- (2) The maximum **building setback** from a **property line** shared with a commercial **street** is 10.0 metres where an **Outdoor Café**, public plaza or public amenity space is provided.

Use Area for Supermarket

11 The maximum **use area** of a **Supermarket**, or a **Supermarket** combined with any other **use**, is 2000.0 square metres.

Additional Rule for Landscaping in Setback Areas

12 Where a **setback area** shares a **property line** with a **parcel**, the **setback area** may be a **hard surfaced landscaped area**.

Rules for Specialty Restaurant – Licensed

13 (1) The maximum **use area** for **Specialty Restaurant – Licensed** is 2000.0 square metres, with a maximum **public area** of 1600.0 square metres and a maximum of 50.0 square metres of **public area** used for the purpose of providing entertainment.

- (2) There is no minimum number of ***motor vehicular parking stalls*** required for a **Specialty Restaurant – Licensed use**.
- (3) **Specialty Restaurant – Licensed** does not require ***bicycle parking stalls – class 1*** and requires a minimum of 1.0 ***bicycle parking stalls – class 2*** per 250.0 square metres of ***gross usable floor area***.
- (4) The ***sign area*** of all **Roof Signs** on each face of a ***building*** that contains a **Specialty Restaurant – Licensed** must not exceed 10.0 per cent of the area formed by multiplying the clearance of the ***sign*** from ***grade*** by the width of the ***building***.

Relaxations

- 14 The ***Development Authority*** may relax the rules contained in Sections 7 through 13 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.