

**BYLAW NUMBER 54D2011**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT LOC2011-0024)**  
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**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;

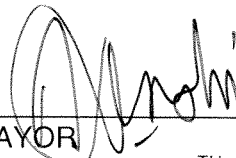
**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

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 4<sup>TH</sup> DAY OF JULY, 2011.

READ A SECOND TIME, AS AMENDED, THIS 4<sup>TH</sup> DAY OF JULY, 2011.

READ A THIRD TIME, AS AMENDED, THIS 4<sup>TH</sup> DAY OF JULY, 2011.



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MAYOR  
SIGNED THIS 13<sup>TH</sup> DAY OF JULY, 2011.



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ACTING CITY CLERK  
SIGNED THIS 13<sup>TH</sup> DAY OF JULY, 2011.

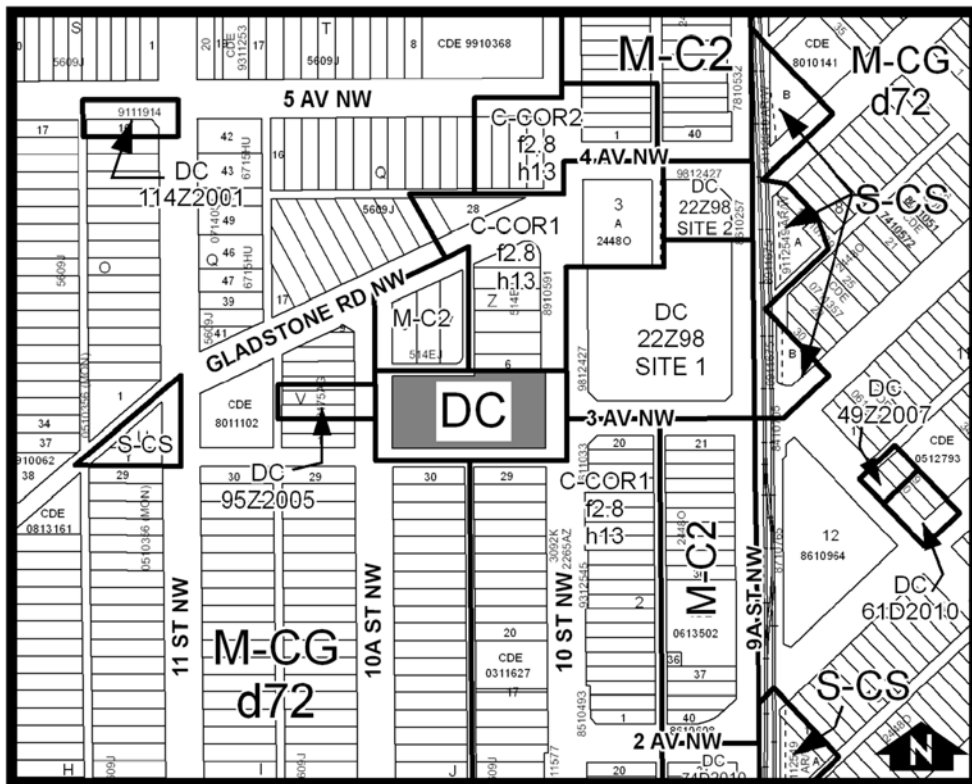
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SCHEDULE A



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**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

**Purpose**

1 This Direct Control District is intended to:

- (a) accommodate a broad range of **at-grade** commercial **uses** in proximity to 10 Street NW.

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**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.

**Permitted Uses**

- 4 (1) The **permitted uses** of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.
- (2) The following **uses** are additional **permitted uses** in this Direct Control District if they are located in existing approved **buildings**:
- (a) **Convenience Food Store;**
  - (b) **Information and Service Provider;**
  - (c) **Print Centre;**
  - (d) **Restaurant: Food Service Only – Small;**
  - (e) **Specialty Food Store;** and
  - (f) **Take Out Food Service.**

**Discretionary Uses**

- 5 The **discretionary uses** of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District:
- (a) with the addition of:
- (i) **Artist’s Studio;**
  - (ii) **Drinking Establishment – Small;**
  - (iii) **Fitness Centre;**
  - (iv) **Liquor Store;**
  - (v) **Restaurant: Food Service Only – Medium;**
  - (vi) **Restaurant: Licensed – Small;** and
  - (vii) **Restaurant: Licensed – Medium;** and
- (b) with the exclusion of:
- (i) **Addiction Treatment;**
  - (ii) **Convenience Food Store;**
  - (iii) **Custodial Care;**
  - (iv) **Information and Service Provider;**
  - (v) **Office;**
  - (vi) **Place of Worship – Medium;**
  - (vii) **Print Centre;**
  - (viii) **Restaurant: Food Service Only – Small;**
  - (ix) **Sign – Class C;**
  - (x) **Sign – Class E;**
  - (xi) **Specialty Food Store;**
  - (xii) **Special Function Tent – Commercial;** and
  - (xiii) **Take Out Food Service.**

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**Floor Area Ratio**

**6** The maximum *floor area ratio* is 4.0.

**Density**

**7** The minimum *density* is 150 *units* per hectare.

**Building Height**

**8** The maximum *building height* is 26.0 metres.

**Commercial Multi-Residential Uses**

**9** The *commercial multi-residential uses* of Bylaw 1P2007 are the *commercial multi-residential uses* in this Direct Control District with the addition of those *uses* listed in Subsection 5(a) of this Direct Control Bylaw.

**Additional Rules for Commercial Multi-Residential Uses**

**10** *Commercial multi-residential uses* must be located on the eastern half of the site.