

BYLAW NUMBER 2D2012

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2011-0026)**

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;

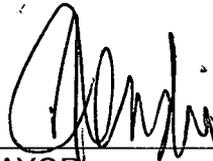
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 9TH DAY OF JANUARY, 2012.

READ A SECOND TIME THIS 9TH DAY OF JANUARY, 2012.

READ A THIRD TIME THIS 9TH DAY OF JANUARY, 2012.



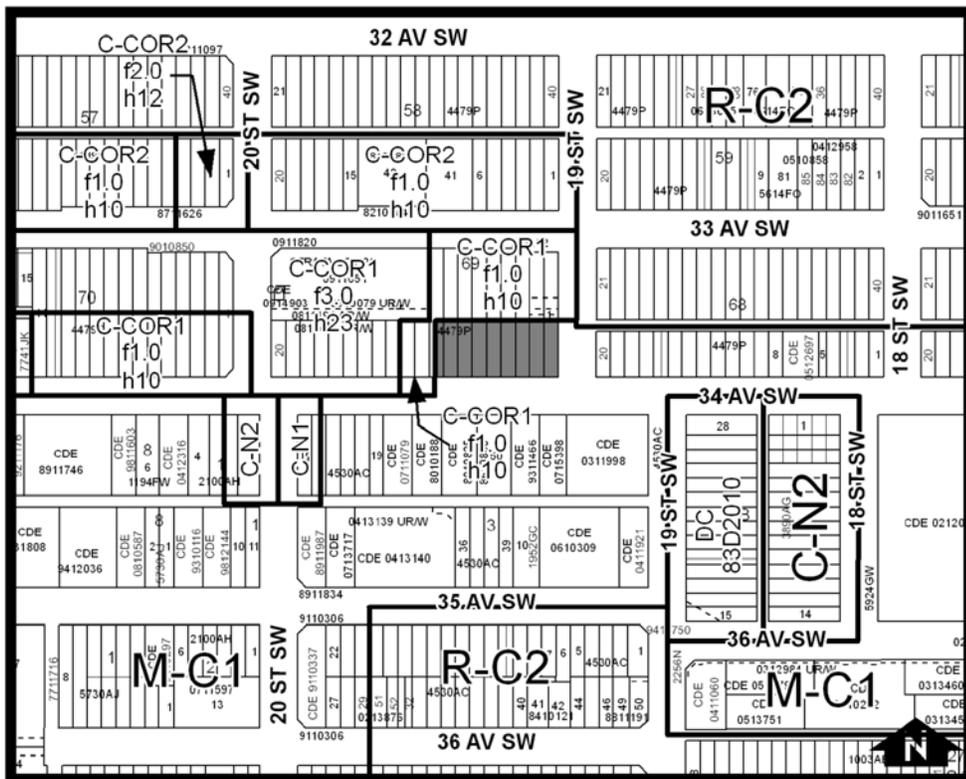
MAYOR
SIGNED THIS 9TH DAY OF JANUARY, 2012.



ACTING CITY CLERK
SIGNED THIS 9TH DAY OF JANUARY, 2012.

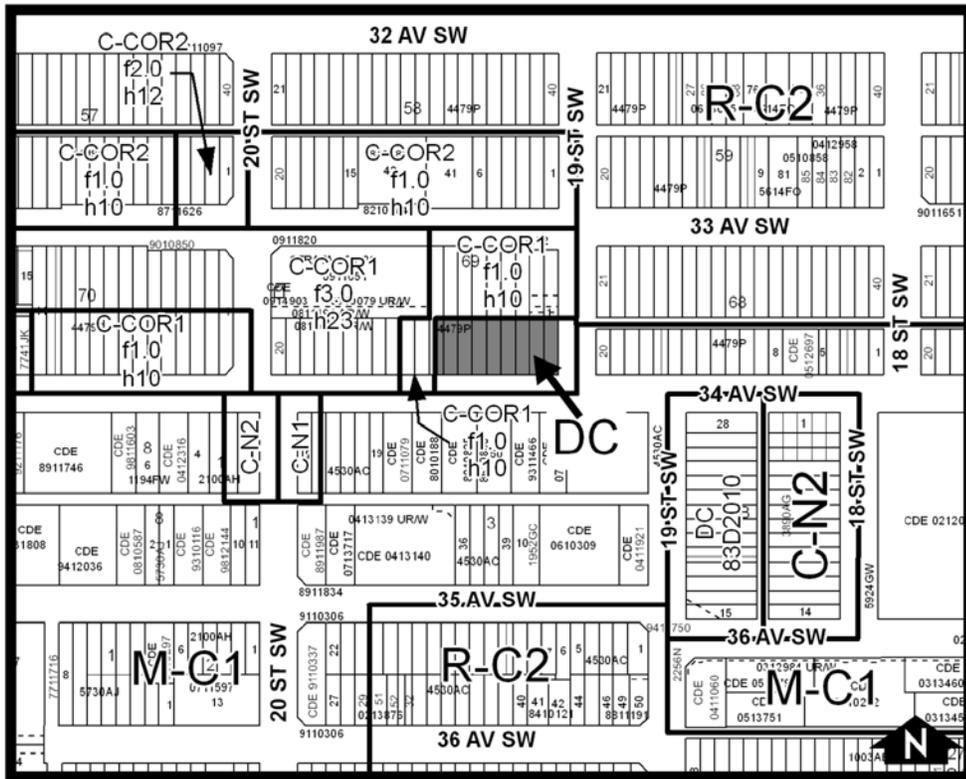
AMENDMENT LOC2011-0026
BYLAW NUMBER 2D2012

SCHEDULE A



AMENDMENT LOC2011-0026
 BYLAW NUMBER 2D2012

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to:

- (a) accommodate comprehensive commercial *development* with opportunities for residential *uses*;
- (b) provide for an **Urban Market**; and
- (c) provide for access and *building* design requirements.

**AMENDMENT LOC2011-0026
BYLAW NUMBER 2D2012**

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.

Defined Uses

- 4** In this Direct Control District,

- (a) **"Urban Market"** means a use:
- (i) where individual vendors may provide goods for sale directly to the public;
 - (ii) where individual vendors may provide prepared or packaged food directly to the public;
 - (iii) where individual vendors may change on a frequent or seasonal basis;
 - (iv) where food and non-alcoholic beverages for human consumption may be prepared;
 - (v) that may have the functions of packaging, bottling or shipping the products made as part of the **use**;
 - (vi) where goods may be sold inside and outside of a **building**;
 - (vii) that may have a maximum floor area of 45.0 square metres to accommodate common seating areas;
 - (viii) where goods may be consumed in the common seating area;
 - (ix) that may include **Restaurant: Food Service Only – Small** or **Restaurant: Licensed – Small** provided the cumulative **public areas** is less than or equal to 75.0 square metres;
 - (x) that may include **Liquor Store** provided the cumulative floor area is less than or equal to 150.0 square metres;
 - (xi) that may include an **Outdoor Café**; and
 - (xii) must not have outdoor speakers.

**AMENDMENT LOC2011-0026
BYLAW NUMBER 2D2012**

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) **Urban Market.**

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 16.5 metres.

Frontage

10 The minimum length of a ***property line*** shared with 34 Avenue SW is 63.0 metres.

Parcel Access

11 Motor vehicle access to the ***parcel*** must not be from 34 Avenue SW.

Building Feature

12 Any ***building*** facade above the second ***storey*** which is facing 34 Avenue SW must be stepped back a minimum of 3.0 metres from the façade of the second ***storey***.

Location of Market Use

13 An **Urban Market** must not be located above the ground floor of ***buildings***.

Urban Market Parking Requirements

14 An **Urban Market**:

- (a) requires a minimum of 4.5 ***motor vehicle parking stalls*** per 100.0 square metres of ***gross usable floor area***;
- (b) does not require ***bicycle parking stalls – class 1***; and
- (c) requires a minimum of 2.0 ***bicycle parking stalls – class 2*** per 250.0 square metres of ***gross usable floor area***.

Development Authority – Power and Duties

15 The ***Development Authority*** may consider relaxations of sections 12 and 14 of this Direct Control Bylaw provided proposed relaxations are in accordance with Land Use Bylaw 1P2007.