

BYLAW NUMBER 45D2013

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2012-0045)

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;

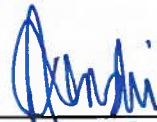
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 10TH DAY OF JUNE, 2013.

READ A SECOND TIME THIS 10TH DAY OF JUNE, 2013.

READ A THIRD TIME THIS 10TH DAY OF JUNE, 2013.



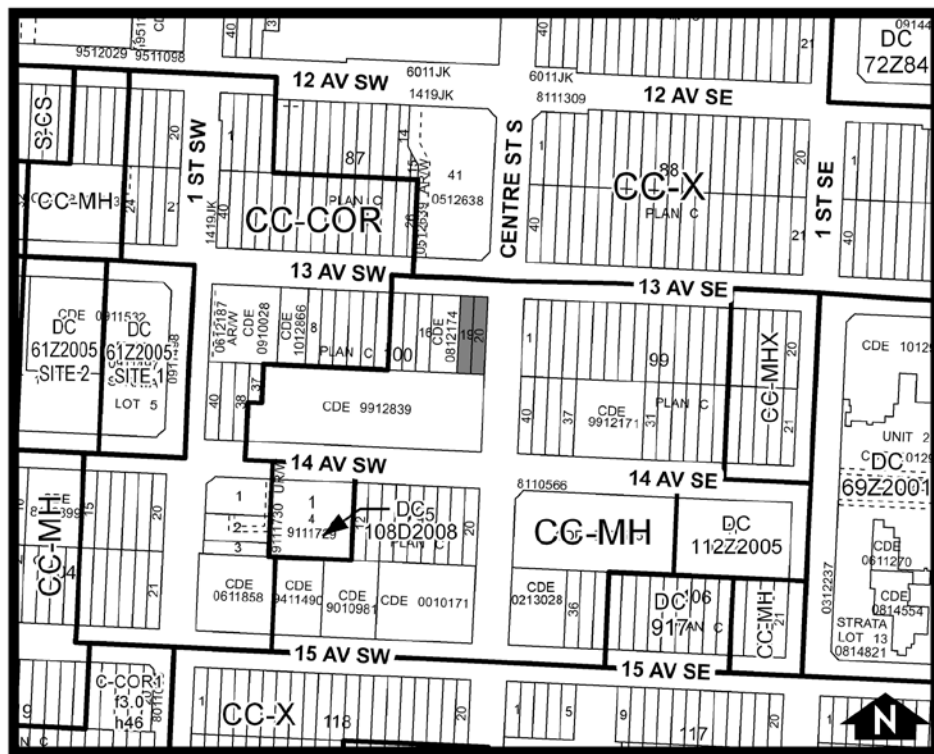
MAYOR
SIGNED THIS 10TH DAY OF JUNE, 2013.



ACTING CITY CLERK
SIGNED THIS 10TH DAY OF JUNE, 2013.

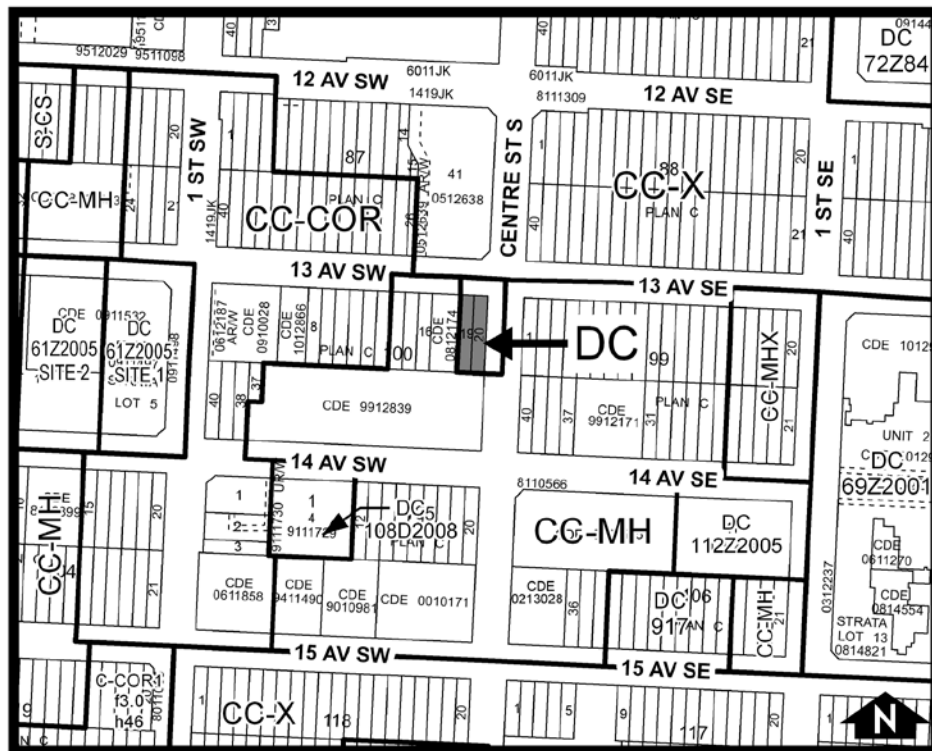
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SCHEDULE A



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SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to:
 - (a) accommodate the adaptive re-use of a historic resource;
 - (b) allow for limited commercial uses that are compatible with residential development; and,
 - (c) provide reduced parking rates for smaller developments.

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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.

General Definitions

- 4 In this Direct Control District:

(a) “**Commercial Uses**” means any of the following uses:

- (i) **Convenience Food Store;**
- (ii) **Office;**
- (iii) **Outdoor Café;**
- (iv) **Retail and Consumer Service;**
- (v) **Restaurant: Food Service Only – Small;**
- (vi) **Restaurant: Food Service Only – Medium;**
- (vii) **Restaurant: Licensed – Small;**
- (viii) **Restaurant: Licensed – Medium;**
- (ix) **Specialty Food Store; and**
- (x) **Take Out Food Service.**

Permitted Uses

- 5 The **permitted uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 6 The **discretionary uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (i) **Convenience Food Store;**
- (ii) **Office;**
- (iii) **Outdoor Café;**
- (iv) **Retail and Consumer Service;**
- (v) **Restaurant: Food Service Only – Medium;**
- (vi) **Restaurant: Food Service Only – Small;**
- (vii) **Restaurant: Licensed – Medium;**
- (viii) **Restaurant: Licensed – Small;**
- (ix) **Specialty Food Store; and**
- (x) **Take Out Food Service.**

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Bylaw 1P2007 District Rules

- 7 Unless otherwise specified, the rules of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 apply in this Direct Control District.

Commercial Uses

- 8 The following rules apply to **Commercial Uses**:
- (a) **Commercial Uses** may only be located on the first two **storeys** of a **development**;
 - (b) **Office use** must not be located on the main floor;
 - (c) **Restaurant: Food Service Only – Medium** and **Restaurant: Licensed – Medium** may only be located in **buildings** existing at the date of this Direct Control District bylaw; and
 - (d) for **buildings** containing **Commercial Uses**, a minimum of 40% of the **gross usable floor area** must contain **Dwelling Units** or **Live Work Units**.

Existing Development

- 9 For **buildings** that are designated as a Municipal Historic Resource, under the Historic Resources Act, the following rules apply:
- (a) there is no **motor vehicle parking stall** requirement; and
 - (b) there is no minimum Residential **use** requirement.

Parking

- 10 (1) For **developments** with a **floor area ratio** equal to or less than 2.5 the following rules apply:
- (a) there is no **motor vehicular parking stall** requirement for the following:
 - (i) **Dwelling Unit**;
 - (ii) **Live Work Unit**; and,
 - (iii) **Office**.
 - (b) a Transportation Demand Management strategy must be submitted at the **development permit** stage.
- (2) For all **developments** with a **floor area ratio** greater than 2.5, the **motor vehicle parking stall** requirements are those set out in Bylaw 1P2007.