

BYLAW NUMBER 64D2013

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2010-0043)

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 22ND DAY OF JULY, 2013.

READ A SECOND TIME THIS 22ND DAY OF JULY, 2013.

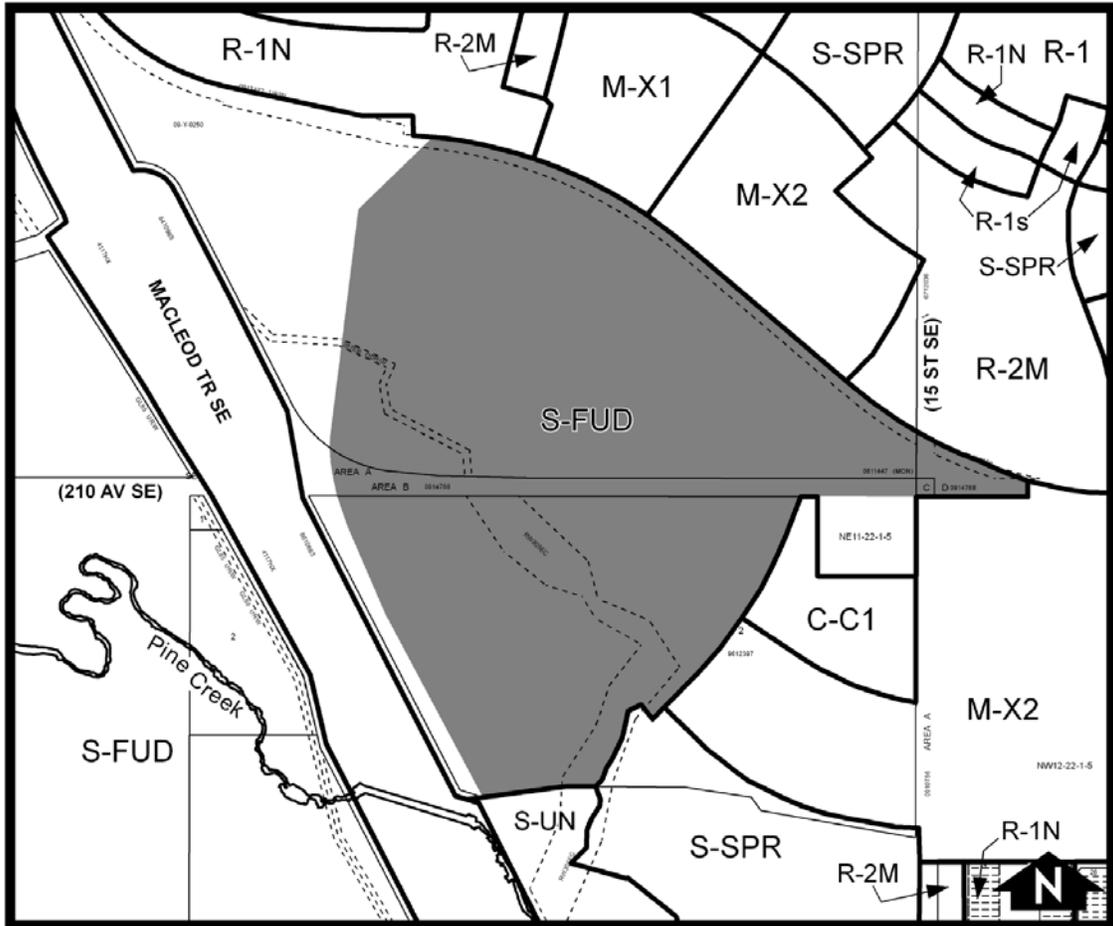
READ A THIRD TIME THIS 22ND DAY OF JULY, 2013.

MAYOR
SIGNED THIS 22ND DAY OF JULY, 2013.

ACTING CITY CLERK
SIGNED THIS 22ND DAY OF JULY, 2013.

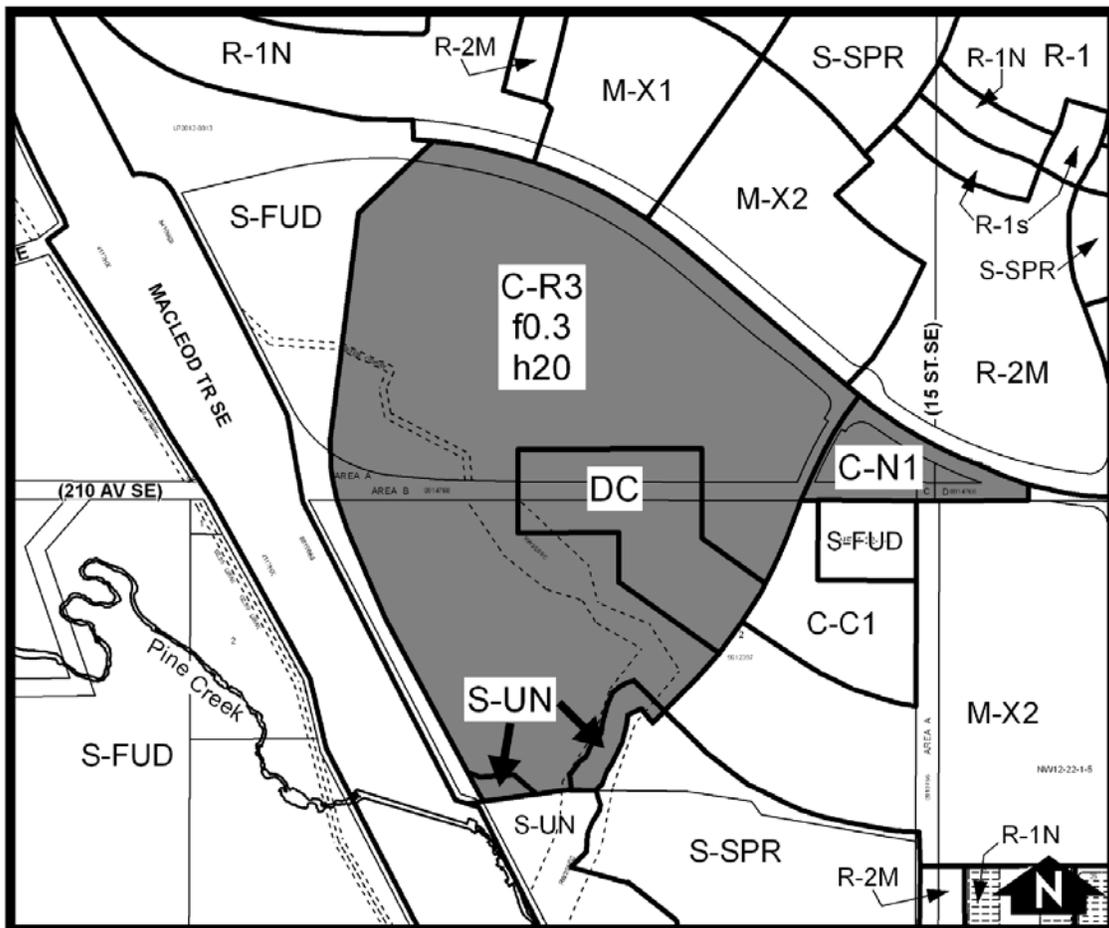
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SCHEDULE A



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SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to provide for:
 - (a) a traditional mixed-use “main street” that creates an attractive pedestrian-oriented area and social hub for the adjacent communities;

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- (b) a broad range of ***permitted uses*** within existing approved ***buildings***;
- (c) appropriate human-scaled built form along the street; and
- (d) specialized parking rules.

Compliance with Bylaw 1P2007

- 2** Unless otherwise specified, the Rules and provisions of Parts 1, 2, 3, 4 of Bylaw 1P2007 apply in 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 following ***uses*** are ***permitted uses*** in this Direct Control District:

- (a) **Natural Area;**
- (b) **Park;**
- (c) **Sign – Class A;**
- (d) **Sign – Class B;**
- (e) **Sign – Class D; and**
- (f) **Utilities.**

- (2)** The following ***uses*** are ***permitted uses*** in this Direct Control District if they are located within existing approved ***buildings***:

- (a) **Accessory Food Service;**
- (b) **Accessory Liquor Service;**
- (c) **Artist’s Studio;**
- (d) **Billiard Parlour;**
- (e) **Catering Service- Minor;**
- (f) **Cinema;**
- (g) **Computer Games Facility;**
- (h) **Convenience Food Store;**
- (i) **Counselling Service;**
- (j) **Drinking Establishment- Medium;**
- (k) **Drinking Establishment- Small;**
- (l) **Financial Institution;**
- (m) **Fitness Centre;**
- (n) **Health Services Laboratory- With Clients;**
- (o) **Indoor Recreation Facility;**
- (p) **Information and Service Provider;**
- (q) **Instructional Facility;**

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- (r) **Library;**
- (s) **Liquor Store;**
- (t) **Medical Clinic;**
- (u) **Museum;**
- (v) **Pawn Shop;**
- (w) **Performing Arts Centre;**
- (x) **Pet Care Service;**
- (y) **Place of Worship- Small;**
- (z) **Post-secondary Learning Institution;**
- (aa) **Power Generation Facility- Small;**
- (bb) **Restaurant: Food Service Only- Medium;**
- (cc) **Restaurant: Licensed- Medium;**
- (dd) **Restaurant: Licensed- Small;**
- (ee) **Retail and Consumer Service;**
- (ff) **Service Organization;**
- (gg) **Social Organization;**
- (hh) **Specialty Food Store;**
- (ii) **Take Out Food Service; and**
- (jj) **Veterinary Clinic.**

Discretionary Uses

5 (1) **Uses** listed in subsection 4 (2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in this Direct Control District.

(2) The following **uses** are **discretionary uses** in this Direct Control District:

- (a) **Child Care Service;**
- (b) **Community Recreation Facility;**
- (c) **Conference and Event Facility;**
- (d) **Dwelling Unit;**
- (e) **Food Kiosk;**
- (f) **Home Based Child Care- Class 1;**
- (g) **Home Occupation- Class 2;**
- (h) **Hotel;**
- (i) **Live Work Unit;**
- (j) **Office;**
- (k) **Outdoor Café;**
- (l) **Outdoor Recreation Area;**
- (m) **Place of Worship- Small;**
- (n) **Seasonal Sales Area;**
- (o) **Sign- Class C;**
- (p) **Signs- Class E;**
- (q) **Special Function- Class 2;**

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- (r) **Supermarket;** and
- (s) **Utility Building.**

Bylaw 1P2007 District Rules

6 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

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

Building Height

- 8 (1) The minimum **building height** is 7.0 metres and the maximum is 20.0 metres;
- (2) Unless otherwise referenced in subsection (3), each **storey** must be a minimum of 3.0 metres in height from finished floor to finished ceiling; and
- (3) Each **storey** must not exceed 4.2 metres in height from finished floor to finished ceiling except for the ground floor, which must be a minimum of 4.0 metres and a maximum of 7.0 metres in height from finished floor to finished ceiling.

Use Area

- 9 (1) Unless otherwise referenced in subsections (3) and (4) the maximum **use area** for **uses** on the ground floor of **buildings** in this Direct Control District is 929.0 square metres;
- (2) Unless otherwise referenced in subsections (3) and (4) there is no maximum **use area** requirement for **uses** located on upper floors in this Direct Control District;
- (3) The maximum **use area**:
- (a) for one **Supermarket** is 2,787.0 square metres;
 - (b) for one **Retail and Consumer Service** is 1,858.0 square metres;
 - (c) for one **Cinema**, or one **Cinema** combined with any other **use**, is 550.0 square metres; and
 - (d) for **Catering Service- Minor**, or a **Catering Service- Minor** combined with any other **use**, is 300.0 square meters.
- (4) **Hotel** does not have a **use area** restriction.

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Location of Uses within Buildings

- 10 **Uses** that must not be located on the ground floor of **buildings** in the Commercial - Corridor 1 (C-COR1) District of Bylaw 1P2007, may not be located on the ground floor of **buildings** within this Direct Control District, with the exception of **Office**.

Parking Standards

- 11 The maximum number of **motor vehicle parking stalls** for each **use** is the minimum **motor vehicle parking stalls** requirement of Bylaw 1P2007 for that **use**.

Parking Relaxation

- 12 (1) The **Development Authority** may consider a relaxation for the minimum number of required **motor vehicle parking stalls** for mixed-use projects provided the relaxation test in section 31 of Bylaw 1P2007 for **permitted uses** and section 36 of Bylaw 1P2007 for **discretionary uses** is satisfied; and
- (2) The **Development Authority** must apply on-street **motor vehicle parking stalls** to at-**grade uses** located within this Direct Control District

Spill-Over Parking

- 13 Only **motor vehicle parking stalls** for **uses** located within this Direct Control District are allowed.

Commercial Parking Reduction

- 14 Other than **Office**, **uses** of less than 140 square metres **gross floor area** are not required to provide **motor vehicle parking stalls**.

Temporary Parking

- 15 Temporary **motor vehicle parking stalls** are not allowed.