

BYLAW NUMBER 102D2014

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2011-0079)**

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 6TH DAY OF OCTOBER, 2014.

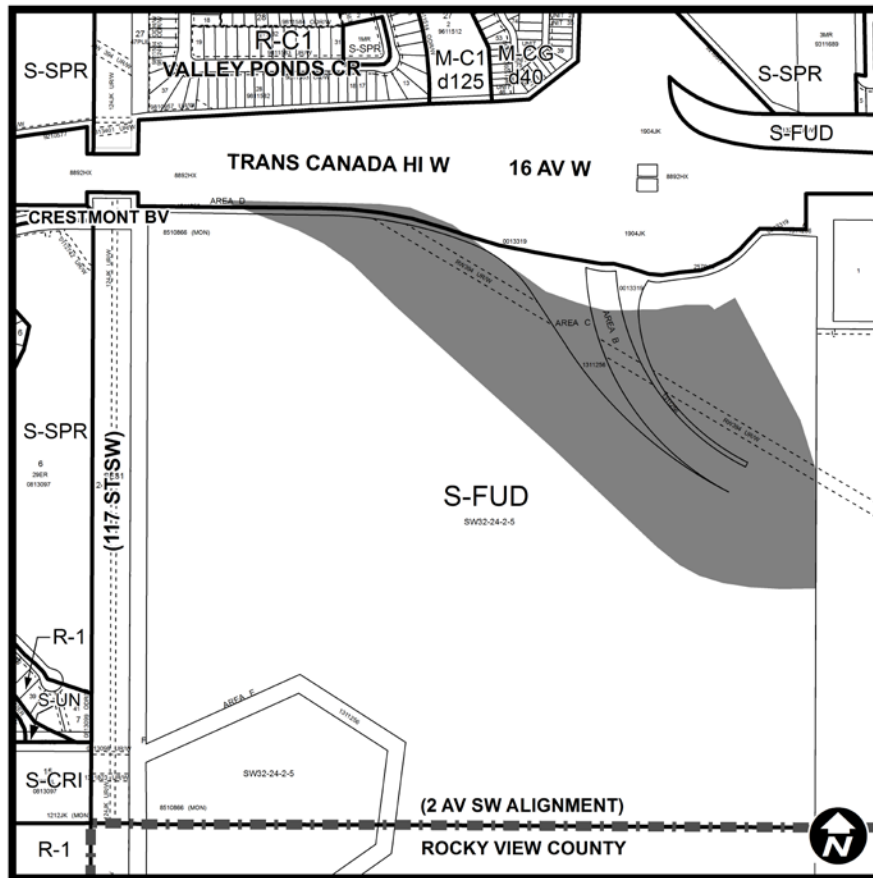
READ A SECOND TIME, AS AMENDED, THIS 6TH DAY OF OCTOBER, 2014.

READ A THIRD TIME, AS AMENDED, THIS 3RD DAY OF NOVEMBER, 2014.

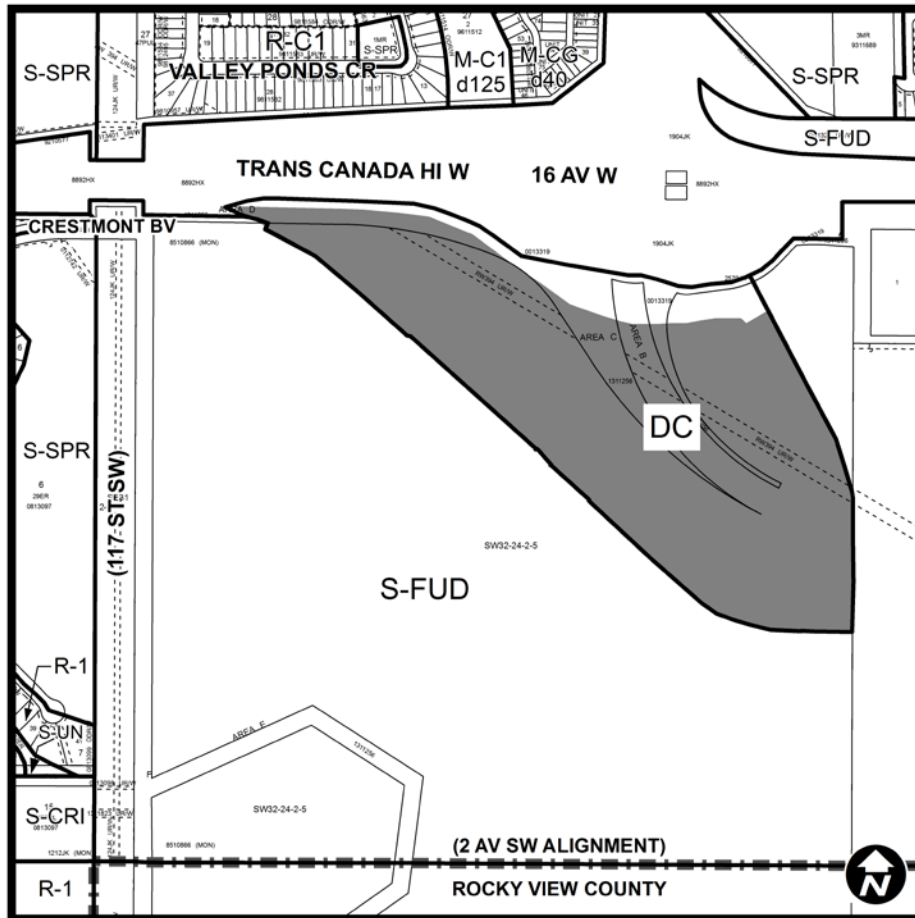
MAYOR
SIGNED THIS 18TH DAY OF NOVEMBER, 2014.

ACTING CITY CLERK
SIGNED THIS 18TH DAY OF NOVEMBER, 2014.

SCHEDULE A



SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to be characterized by:
 - (a) **developments** that are comprehensively designed with several **buildings**;
 - (b) commercial **uses** combined with office and residential **uses** in the same **development**, and

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- (c) **development** that has a wide range of **use** sizes and types.

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.

Discretionary Use That Does Not Comply

- 4 The **Development Authority** may approve a **development permit** application for a **discretionary use** where the proposed **development** does not comply with all of the applicable requirements and rules of this Bylaw if in the opinion of the **Development Authority**:

- (a) the proposed **development** would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring properties; and
- (b) the proposed **development** conforms with a **use** prescribed by the Bylaw for that land or **building**.

Permitted Uses

- 5 The **permitted uses** of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the addition of:

- (a) **Accessory Liquor Service.**

Discretionary Uses

- 6 The **discretionary uses** of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Drinking Establishment – Large.**

Bylaw 1P2007 District Rules

- 7 Unless otherwise specified, the rules of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 apply in this Direct Control District.

Development Plans

- 8 One **development permit** that may be phased must be submitted for this Direct Control District.

Floor Area Ratio

- 9 (1) The maximum **floor area ratio** for the site is 1.75.
- (2) The minimum **floor area ratio** for residential **use** is 0.11.
- (3) The minimum **floor area ratio** for an **Office use** is 0.06.

Building Height

10 The maximum **building height** is 40.0 metres.

Use Area

11 There is no maximum **use area** in this Direct Control District.

Location of Uses

12 There are no restrictions to the location of **uses** within **buildings**.

Front Setback Area

13 The **front setback area** must have a minimum depth of 3.0 metres.

Minimum Required Motor Vehicle Parking Stalls

14 (1) The minimum number of **motor vehicle parking stalls**:

(a) is the requirement referenced in Part 4 for the following **uses**:

(i) **Cinema**;

(ii) **Library**;

(iii) **Medical Clinic**;

(iv) **Office**; and

(v) **Post-secondary Learning Institution**;

(b) for each **Dwelling Unit** is:

(i) 0.75 stalls per **unit** for resident parking; and

(ii) 0.1 **visitor parking stalls** per **unit**;

(c) for each **Live Work Unit** is:

(i) 1.0 stall per **unit** for resident parking; and

(ii) 0.5 **visitor parking stalls** per **unit**, and

(d) for all other **uses** is 4.5 stalls per 100.0 square metres of **gross usable floor area** except as provided in (i):

(i) A minimum of 3.0 stalls per 100.0 square metres of **gross usable floor area** if supported by a parking study.

(2) A maximum of 20 per cent of all **motor vehicle parking stalls** may be provided as at **grade** unstructured parking.

Trans Canada Highway Setback Area

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- 15 (1) Where the *parcel* shares a *property line* with the Trans Canada Highway, the *setback area* must have a minimum depth of 10.0 metres.
- (2) The Trans Canada Highway Setback Area must:
- (a) be a *soft surfaced landscaped area*;
 - (b) provide a minimum of 1.0 tree and 2.0 shrubs for every 25.0 square metres;
and
 - (c) Two-thirds of the trees must be coniferous.

Amenity Space

- 16 *Amenity space* within the *development* must be provided that connects the main pedestrian routes inside the *development*.

Stripping and Grading

- 17 (1) All excavation, stripping, and grading in this Direct Control District is a *permitted use*.
- (2) All excavation, stripping and grading in this Direct Control District requires a *development permit*, unless the conditions of subsections 25(h)(i) or 25(h)(ii) of Bylaw 1P2007 are met.
- (3) A *development permit* for excavation, stripping or grading, when required, must not be approved in this Direct Control District unless:
- (a) the applicant provides confirmation of the date that the new Trans Canada Highway/Valley Ridge Boulevard S.W. interchange will be operational, as determined by the Province of Alberta;
 - (b) the date referred to in subsection 17(3)(a) coincides with or precedes the earliest forecasted occupation date of the ultimate *development* on the site, as provided by the applicant; and
 - (c) the earliest forecasted occupation date referred to in subsection 17(3)(b) is within 7 years of the *development permit* application date in respect of this Section 17.