

**BYLAW NUMBER 83D2010**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT LOC2006-0065)**

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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;

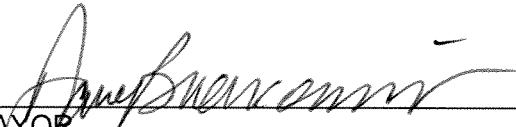
**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

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 5<sup>TH</sup> DAY OF JULY, 2010.

READ A SECOND TIME THIS 5<sup>TH</sup> DAY OF JULY, 2010.

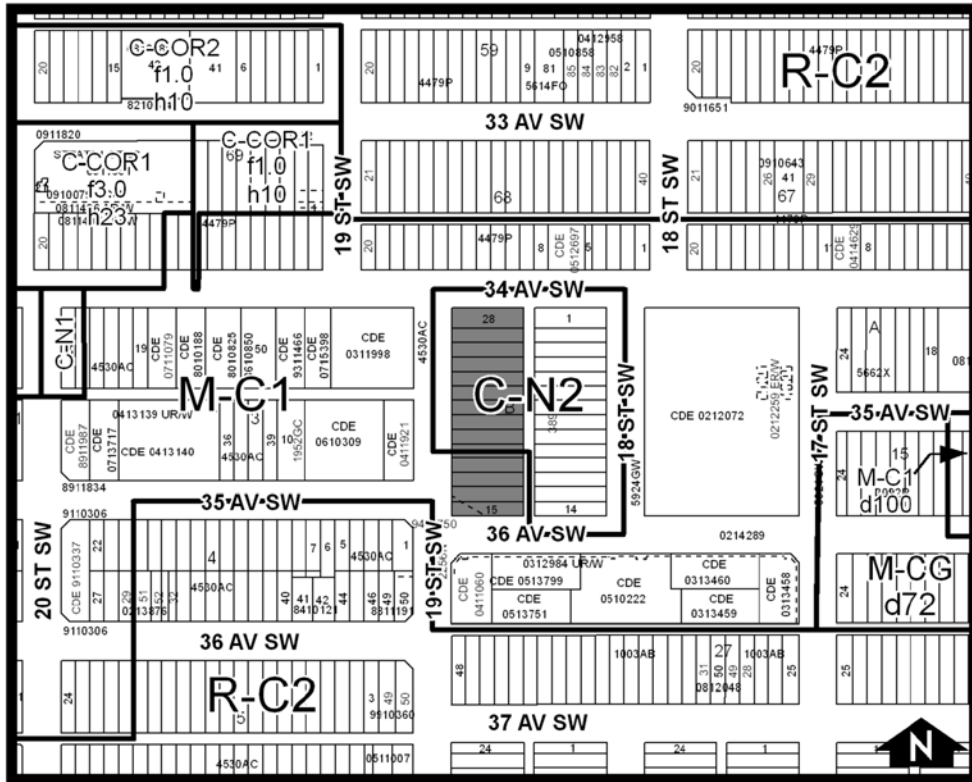
READ A THIRD TIME THIS 5<sup>TH</sup> DAY OF JULY, 2010.

  
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MAYOR  
SIGNED THIS 5<sup>TH</sup> DAY OF JULY, 2010.

  
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ACTING CITY CLERK  
SIGNED THIS 5<sup>TH</sup> DAY OF JULY, 2010.

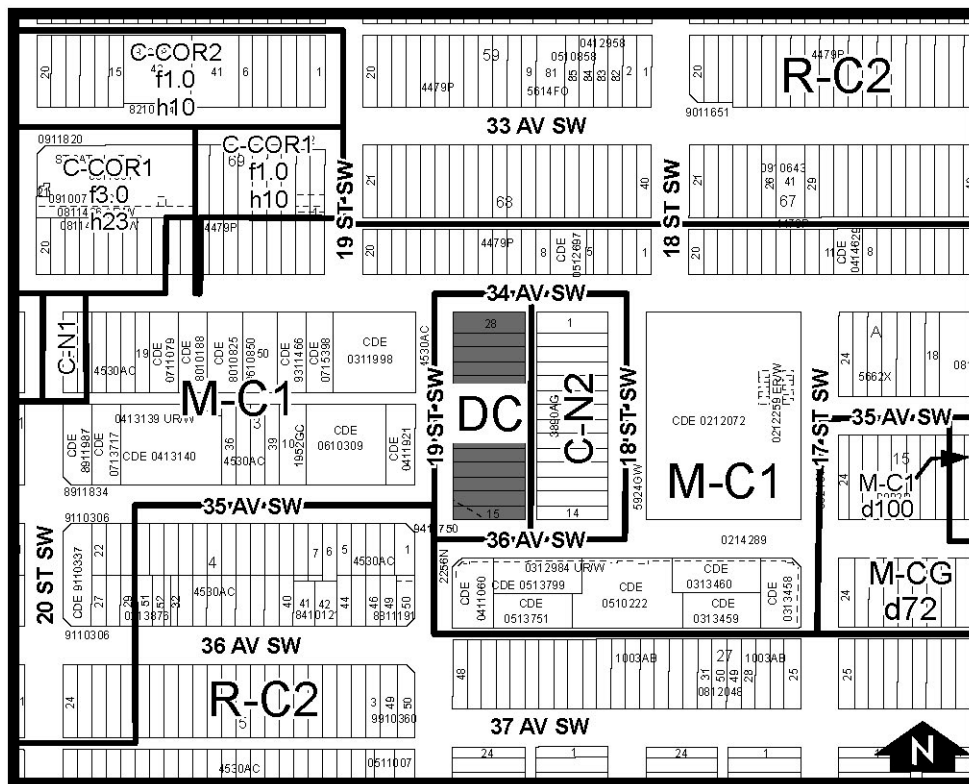
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**SCHEDULE A**



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**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

**Purpose**

- 1 This Direct Control District is intended to:
  - (a) provide for opportunities for commercial **uses** on the ground floor of buildings and residential and office **uses** on upper floors; and
  - (b) height and massing that is reflective of the immediate context.

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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 Within this Direct Control District:

- (a) "Commercial Uses" means the listed uses in sections 777(2) and 778 of Bylaw 1P2007, other than:
- (i) **Home Based Child Care – Class 1;**
  - (ii) **Home Occupation – Class 1;**
  - (iii) **Dwelling Unit;**
  - (iv) **Home Occupation – Class 2;**
  - (v) **Outdoor Café;**
  - (vi) **Parking Lot – Grade;**
  - (vii) **Residential Care;**
  - (viii) **Seasonal Sales Area;**
  - (ix) **Sign Class C;**
  - (x) **Sign Class E;**
  - (xi) **Sign Class F;**
  - (xii) **Special Function Tent – Commercial;** and
  - (xiii) **Special Function Tent – Recreational.**
- (b) "**Average Grade**" means, when determining the maximum area of a horizontal cross section through a **building**, the average of the four geodetic elevation points of the finished **grade** immediately adjacent to the primary four corners of a **building**.

**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.

**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.

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**Floor Area Ratio**

- 8** The maximum ***floor area ratio*** for parcels in this Direct Control District is:
- a) 1.5 for **Commercial Uses**; and
  - b) a maximum of 2.5 where **Dwelling Units** are provided.

**Location of Uses**

- 9** Commercial Uses may be located on the ground and second floor only.

**Building Height & Cross Section**

- 10** (1) Unless otherwise referenced in subsections (2) and (3), the maximum ***building height*** is 14.0 metres.
- (2) Where the ***parcel*** shares a ***property line*** with a ***street***, the maximum ***building height*** is:
- (a) 10.0 metres measured from ***grade*** within 3.0 metres of that shared ***property line***; and
  - (b) 14.0 metres measured from ***grade*** at a distance greater than 3.0 metres from that shared ***property line***.
- (3) The maximum area of a horizontal cross section through a ***building*** at 12.0 metres above ***Average Grade*** must not be greater than 40.0 per cent of the maximum area of a horizontal cross section through the ***building*** between ***Average Grade*** and 10.0 metres.

**Building Orientation**

- 11** ***Public entrances*** to Commercial Uses must not face the ***property line*** shared with 36 Avenue SW.

**Building Setback**

- 12** The maximum ***building setback*** from a ***property line*** shared with a ***street*** is 3.0 metres.

**Location of Parking and Loading**

- 13** ***Motor vehicle parking stalls*** and ***loading stalls*** must not be located between a ***building*** and a ***street***.