

BYLAW NUMBER 73D2011

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2011-0013)**

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 4TH DAY OF OCTOBER, 2011.

READ A SECOND TIME THIS 4TH DAY OF OCTOBER, 2011.

READ A THIRD TIME THIS 4TH DAY OF OCTOBER, 2011.



MAYOR

SIGNED THIS 4TH DAY OF OCTOBER, 2011.

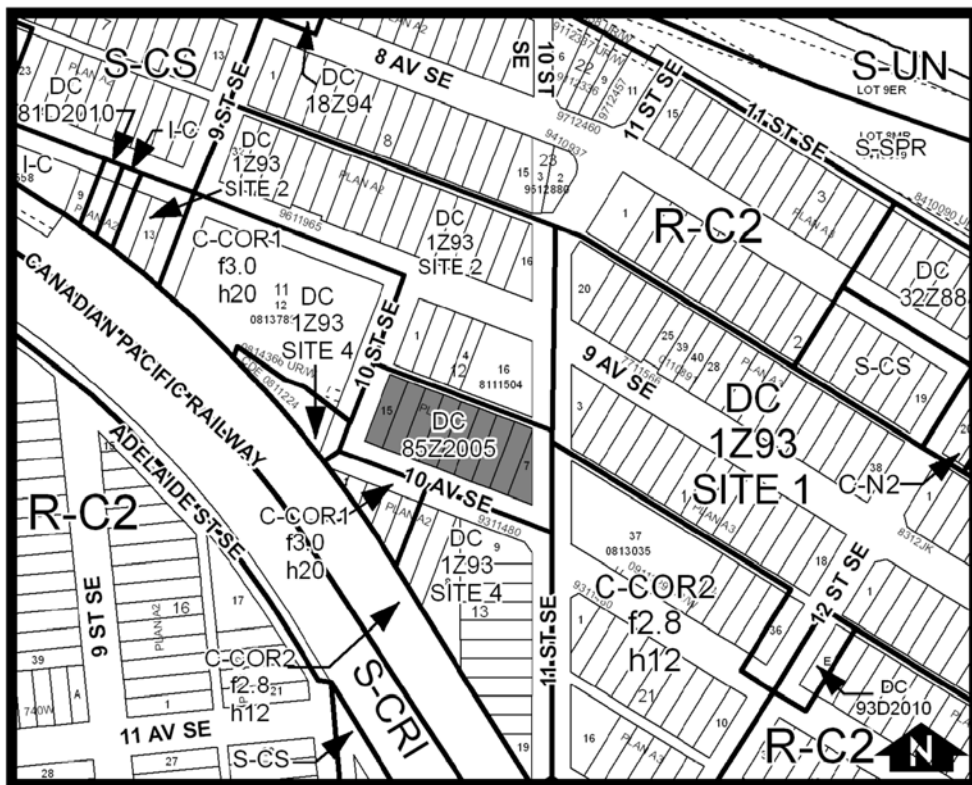


ACTING CITY CLERK

SIGNED THIS 4TH DAY OF OCTOBER, 2011.

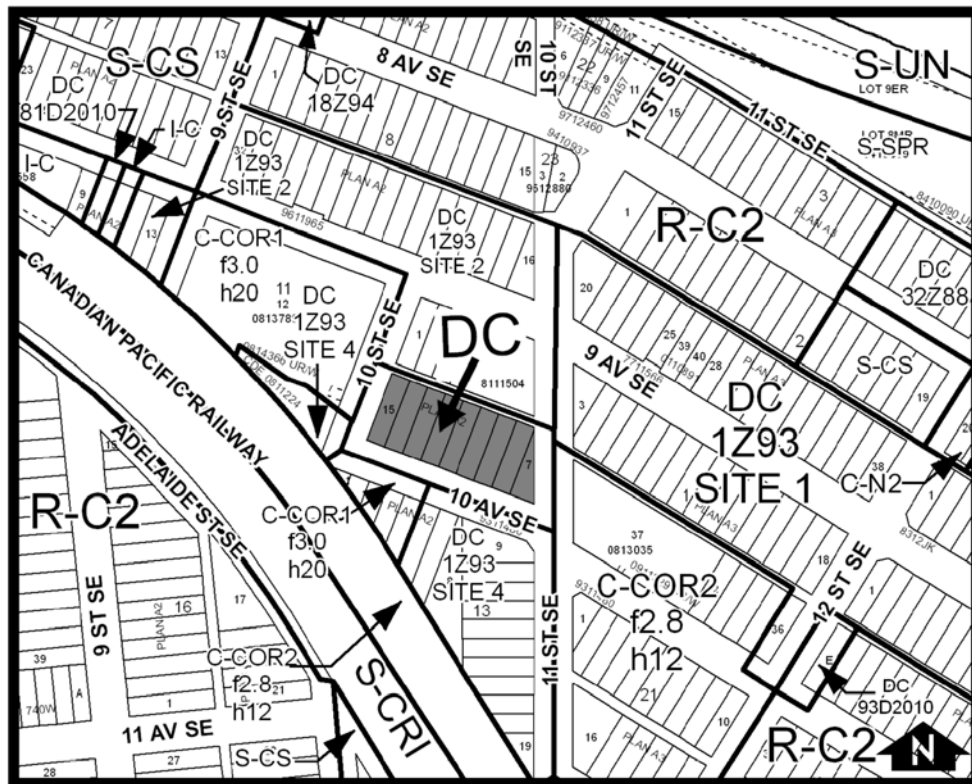
AMENDMENT LOC2011-0013
BYLAW NUMBER 73D2011

SCHEDULE A



AMENDMENT LOC2011-0013
BYLAW NUMBER 73D2011

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to:
 - (a) Allow for the adaptive re-use and retention of the National Hotel and East End Livery Barn as heritage resources with a range of appropriate **uses**.
 - (b) Allow for residential or limited mixed use development of the remainder of the site.

**AMENDMENT LOC2011-0013
BYLAW NUMBER 73D2011**

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 the 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) “**existing buildings**” are The National Hotel and East End Livery Barn heritage **buildings** existing on the site at the time of the effective date of this Bylaw.
- (b) “**commercial uses**” means all **uses** that are either **permitted uses** or **discretionary uses** in this Direct Control District, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit, Live Work Unit** and **Residential Care**.

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 District Control District.

Floor Area Ratio

- 8 The maximum **floor area ratio** is 3.8.

Density

- 9 The maximum **density** for the site is 400 **units** per hectare.

Building Height

- 10 The maximum **building** height is 34.0 metres.

Location of Uses within Existing Buildings

- 11 There are no location requirements for **uses** within **existing buildings** with the exception that:
- (a) **commercial uses** must not be located above **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units, Live Work Unit** and **Residential Care**; and

**AMENDMENT LOC2011-0013
BYLAW NUMBER 73D2011**

- (b) **commercial uses** must not share an internal hallway with **Addiction Treatment, Assisted Living, Custodial care, Dwelling Units, Live Work Unit and Residential Care.**

Location of Uses within other Buildings

12 (1) There are no minimum **gross floor area** in **buildings** requirement for **commercial uses.**

(2) commercial uses must only be located on the ground floor of **buildings.**

Amenity Space

13 (1) In **existing buildings**, there are no minimum **amenity space** requirements.

(2) In other **buildings** all **Dwelling Units** must include a private amenity space.

Minimum Required Motor Vehicle Parking and Loading Stalls

14 (1) For **existing buildings** there are no minimum parking requirements for **commercial uses.**

(2) For all other **buildings** on site, the Motor Vehicle Parking and Loading stall requirements of Bylaw 1P2007 apply.