

**BYLAW NUMBER 85D2011**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT LOC2011-0020)**  
\*\*\*\*\*

**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;

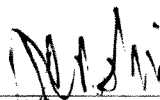
**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

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 DECEMBER, 2011.

READ A SECOND TIME THIS 5<sup>TH</sup> DAY OF DECEMBER, 2011.

READ A THIRD TIME THIS 5<sup>TH</sup> DAY OF DECEMBER, 2011.



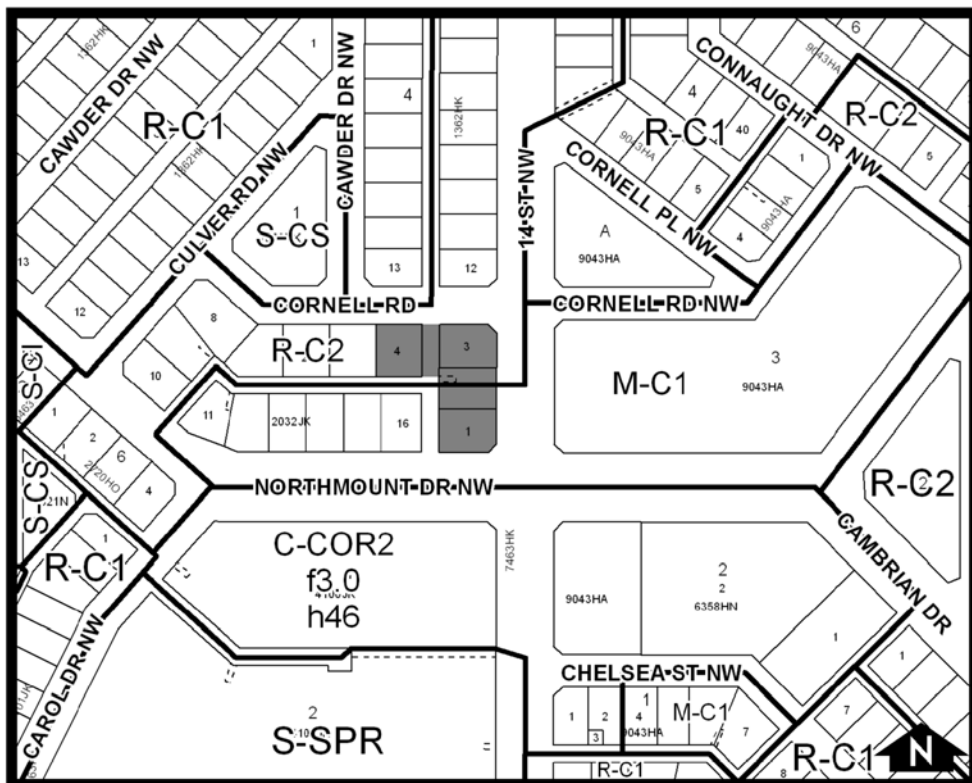
\_\_\_\_\_  
MAYOR  
SIGNED THIS 5<sup>TH</sup> DAY OF DECEMBER, 2011.



\_\_\_\_\_  
ACTING CITY CLERK  
SIGNED THIS 5<sup>TH</sup> DAY OF DECEMBER, 2011.

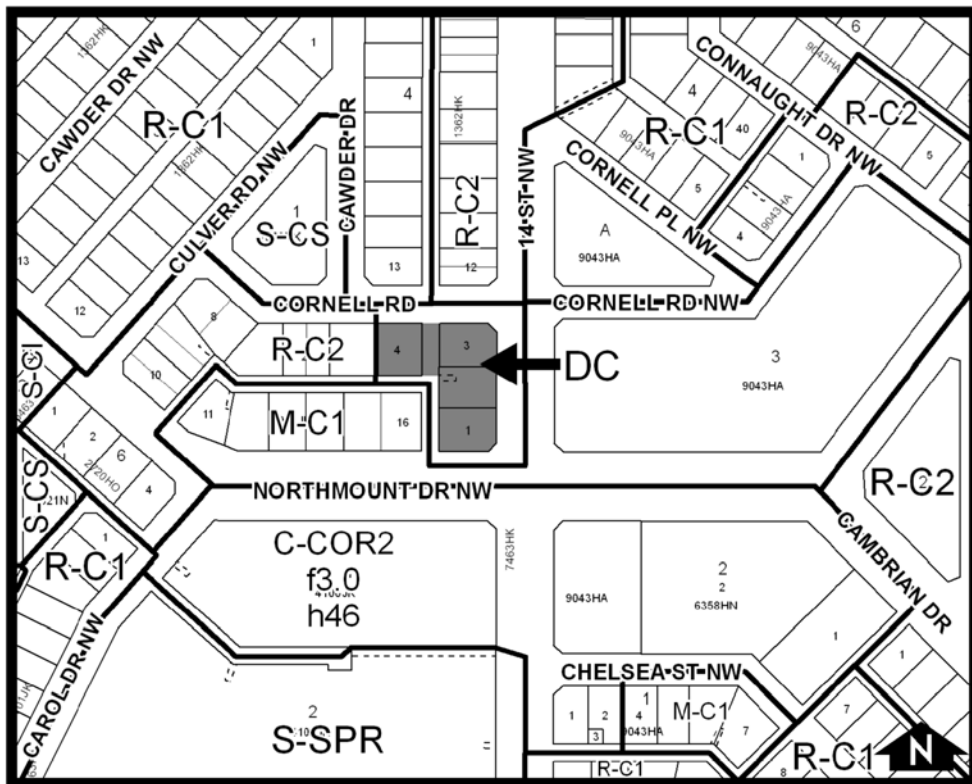
AMENDMENT LOC2011-0020  
BYLAW NUMBER 85D2011

SCHEDULE A



AMENDMENT LOC2011-0020  
BYLAW NUMBER 85D2011

SCHEDULE B



**DC DIRECT CONTROL DISTRICT**

**Purpose**

1 This Direct Control District is intended to:

- (a) Accommodate **office**, community recreation, cultural and local commercial **uses**;

**AMENDMENT LOC2011-0020  
BYLAW NUMBER 85D2011**

- (b) Provide for additional **use areas** for **offices**, cultural, educational and recreational **uses**.
- (c) to establish additional maximum **building** heights; and
- (d) provide for a scale of **development** that appropriately responds to the **adjacent** residential context.

**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.

**Permitted Uses**

- 4** The **permitted uses** of the Commercial – Neighbourhood 1 (C-N1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

**Discretionary Uses**

- 5** The **discretionary uses** of the Commercial – Neighbourhood 1 (C-N1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Accessory Liquor Service;**
- (b) **Community Recreation Facility;** and
- (c) **Performing Arts Centre.**

**Bylaw 1P2007 District Rules**

- 6** Unless otherwise specified, the rules of the Commercial – Neighbourhood 1 (C-N1) District of Bylaw 1P2007 apply in this Direct Control District.

**Building Height**

- 7**
- (1)** Unless otherwise referenced in subsection (2), the maximum **building height** is 15.0 metres.
  - (2)** Where a **parcel** shares a **property line** with a **parcel** designated as a **low density residential district**, the maximum **building** height:
    - (a) is 10.0 metres measured from **grade** at **the shared property line**; and
    - (b) increases proportionately to a maximum of 15.0 metres measured from **grade** at a distance of 5.0 metres from the **shared property line**.

**AMENDMENT LOC2011-0020  
BYLAW NUMBER 85D2011**

**Use Area  
8**

- (1)** Unless otherwise referenced in subsections (2), (3), (4) and (5) the maximum **use area** is 300.0 square metres.
- (2)** The maximum **use area** of a **Convenience Food Store**, or a **Convenience Food Store** combined with any other **use**, is 465.0 square metres.
- (3)** The following **uses** have a maximum **use area** of 550.0 square metres:
  - (a) Instructional Facility;** and
  - (b) Office.**
- (4)** The following **uses** have a maximum **use area** of 750.0 square metres:
  - (a) Community Recreation Facility;** and
  - (b) Performing Arts Centre.**
- (5)** The following **uses** do not have a **use area** restriction:
  - (a) Addiction Treatment;**
  - (b) Assisted Living;**
  - (c) Custodial Care;** and
  - (d) Residential Care.**