

BYLAW NUMBER 26D2013

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2012-0031)

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;

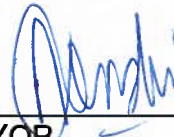
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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.

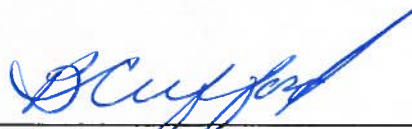
READ A FIRST TIME THIS 4TH DAY OF MARCH, 2013.

READ A SECOND TIME, AS AMENDED, THIS 4TH DAY OF MARCH, 2013.

READ A THIRD TIME, AS AMENDED, THIS 4TH DAY OF MARCH, 2013.



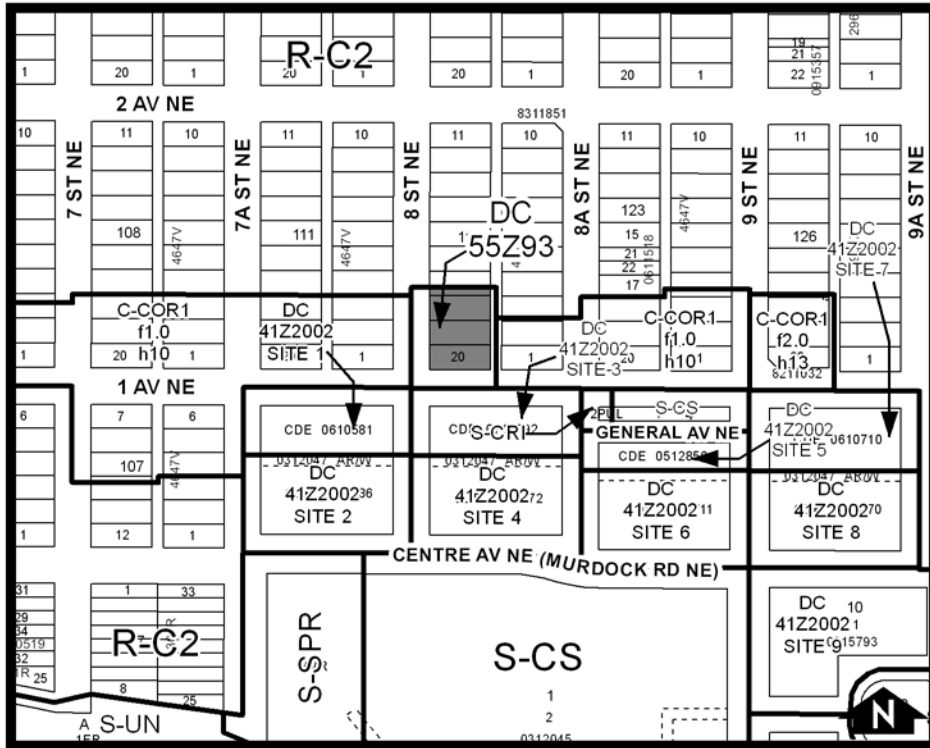
MAYOR
SIGNED THIS 12TH DAY OF MARCH, 2013.



ACTING CITY CLERK
SIGNED THIS 12TH DAY OF MARCH, 2013.

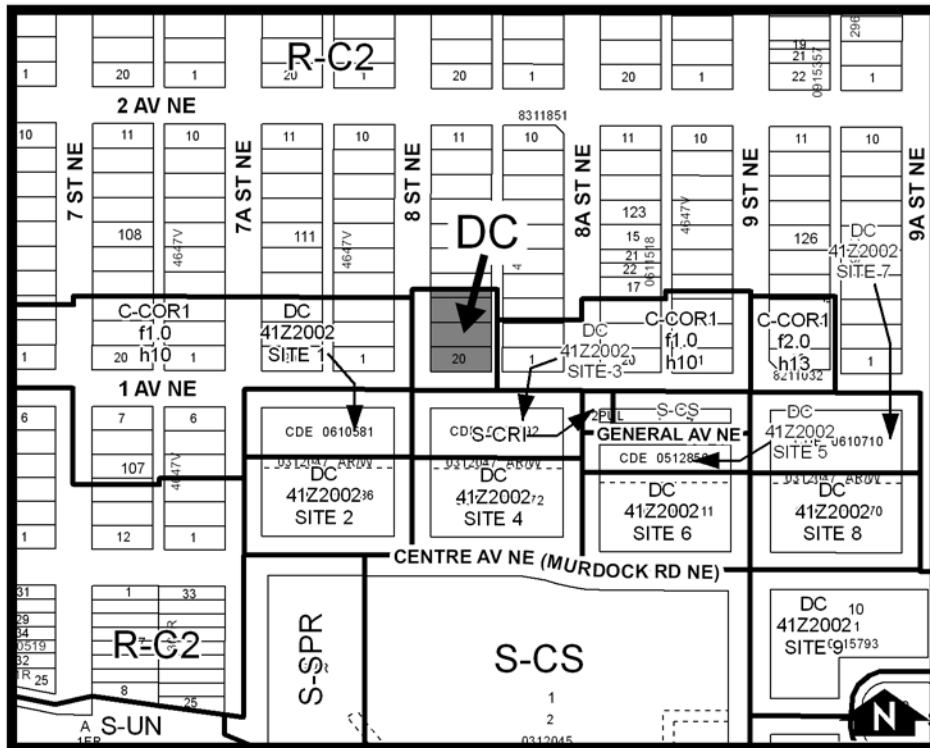
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SCHEDULE A



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SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to:

- (a) allow for the adaptive reuse of the existing **building** by including **Office** on the ground floor for the life of the **building**; and,
- (b) allow for the adaptive reuse of the existing **building** by establishing lower parking requirements for a limited number of **uses** in this Direct Control District.

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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 In this Direct Control District,

“**existing building**” means the **building** existing on the **site** as of the date of the passage of this Direct Control District Bylaw.

Permitted Uses

- 5 The **permitted uses** of the Commercial - Corridor 1 (C-COR 1) 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-COR 1) 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-COR 1) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 8 The maximum **floor area ratio** for **buildings** is 2.0.

Building Height

- 9 (1) The maximum **building height** is 11.0 metres.
- (2) The maximum **building height** may be relaxed by the **Development Authority** to allow for vertical articulation of the **building** façade, provided the relaxation test from Bylaw 1P2007 is met.

Building Orientation

- 10 (1) The main **public entrance** to a **building**, other than the **existing building**, must face the **property line** shared with a commercial **street**.
- (2) The maximum **building setback** from a **property line** shared with a commercial **street** is 3.0 metres.

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- (3) **Motor vehicle parking stalls** and **loading stalls** must not be located between a **building** and a commercial **street**.

Use Area

- 11 (1) Unless otherwise referenced in subsections (3), (4) and (5), the maximum **use area** for **uses** on the ground floor of a **building** is 465.0 square metres.
- (2) Unless otherwise referenced in subsection (4), there is no maximum **use area** requirement for **uses** located on upper floors of a **building**.
- (3) Within the **existing building**, the maximum **use area** for **Office** on the ground floor is 930.0 square metres.
- (4) The maximum **use area** of a:
- (a) **Catering Service – Minor**, or a **Catering Service – Minor** combined with any other **use**, is 300.0 square metres;
 - (b) **Cinema**, or a **Cinema** combined with any other **use**, is 550.0 square metres; and,
 - (c) **Supermarket**, or a **Supermarket** combined with any other **use**, is 1400.0 square metres.
- (5) The following **uses** do not have a **use area** restriction:
- (a) **Addiction Treatment**;
 - (b) **Assisted Living**;
 - (c) **Custodial Care**;
 - (d) **Hotel**; and,
 - (e) **Residential Care**.

Location of Uses within Buildings

- 12 (1) Unless otherwise referenced in subsection (2), the following **uses** must not be located on the ground floor of **buildings**:
- (a) **Assisted Living**;
 - (b) **Catering Service – Minor**;
 - (c) **Child Care Service**;
 - (d) **Counselling Service**;
 - (e) **Dwelling Unit**;
 - (f) **Health Services Laboratory – With Clients**;
 - (g) **Instructional Facility**;
 - (h) **Live Work Unit**;
 - (i) **Medical Clinic**;

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- (j) **Office;**
- (k) **Place of Worship – Small;**
- (l) **Post-secondary Learning Institution;**
- (m) **Residential Care;**
- (n) **Social Organization;** and
- (o) **Veterinary Clinic.**

- (2) Within the **existing building**, **Office** is allowed on the ground floor.
- (3) Except within the **existing building**, a minimum of 20.0 percent of the **gross floor area** of **buildings** in this Direct Control District Bylaw must contain "Commercial Uses".
- (4) "Commercial Uses" and **Live Work Units**:
 - (a) may be located on the same floor as **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** and **Residential Care**; and
 - (b) must not share an internal hallway with **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** or **Residential Care**.
- (5) Where this section refers to "Commercial Uses," it refers to the listed **uses** in sections 5 and 6, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit, Live Work Unit** and **Residential Care**.

Building Stepback

- 13 (1) Unless otherwise referenced in subsection (2), at a **building height** of 8.0 metres, the minimum **building** stepback is:
- (a) 1.8 metres from the back façade of the **building** at the point closest to the **rear setback area**.
- (2) For the **existing building**, there is no **building** stepback requirement.

Vehicle Access

- 14 Vehicle access to the **parcel** must only be from the lane.

Minimum Required Motor Vehicle Parking Stalls

- 15 (1) Unless otherwise referenced in subsections (2) and (3), the minimum number of **motor vehicle parking stalls**:
- (a) for each **Dwelling Unit** is:
 - (i) 0.75 stalls per **unit** for resident parking; and,

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- (ii) 0.1 *visitor parking stalls*;
 - (b) for each **Live Work Unit** is:
 - (i) 0.5 stalls per *unit* for resident parking; and,
 - (ii) 0.5 *visitor parking stalls*;
 - (c) for an **Office**, when located on floors above the ground floor is:
 - (i) 1.0 stalls per 100.0 square metres of **gross usable floor area**; and,
 - (ii) the cumulative number of stalls referenced in subsection (i) must be reduced by 0.75 stalls per 50.0 square metres of total **gross usable floor area** to a maximum reduction of 1.5 stalls;
 - (d) for a **Drinking Establishment – Small, Restaurant: Food Service Only – Small** and **Restaurant: Licensed – Small** is 1.7 stalls per 10.0 square metres of *public area*;
 - (e) for an **Information and Service Provider, Pet Care Service, Print Centre** and **Retail and Consumer Service** is:
 - (i) 4.0 stalls per 100.0 square metres of total **gross usable floor area** when located on floors above the ground floor;
 - (ii) 2.0 stalls per 100.0 square metres of total **gross usable floor area** when located on or below the ground floor; and,
 - (iii) where **Retail and Consumer Service uses** are located on or below the ground floor, the cumulative number of stalls referenced in subsection (ii) are reduced by 1.0 stall per 50.0 square metres of total **gross usable floor area** to a maximum reduction of 3.0 stalls;
- (2) For the **existing building**, the minimum number of **motor vehicle parking stalls**:
- (a) for **Office** is 8.0 stalls;
 - (b) for **Accessory Food Service** is 0.0 stalls; and,
 - (c) for the following **uses** with a maximum **use area** of 100 square metres, is 2.0 stalls:

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- (i) **Convenience Food Store;**
- (ii) **Information and Service Provider;**
- (iii) **Pet Care Service;**
- (iv) **Print Centre;**
- (v) **Restaurant: Food Service Only – Small;**
- (vi) **Restaurant: Licensed – Small;**
- (vii) **Retail and Consumer Service;**
- (viii) **Specialty Food Store; and,**
- (ix) **Take Out Food Service.**

- (3)** For all other *uses*, the minimum *motor vehicle parking stall* requirement is referenced in Bylaw 1P2007.