

BYLAW NUMBER 75D2013

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2013-0017)

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 26TH DAY OF JULY, 2013.

READ A SECOND TIME, AS AMENDED, THIS 26TH DAY OF JULY, 2013.

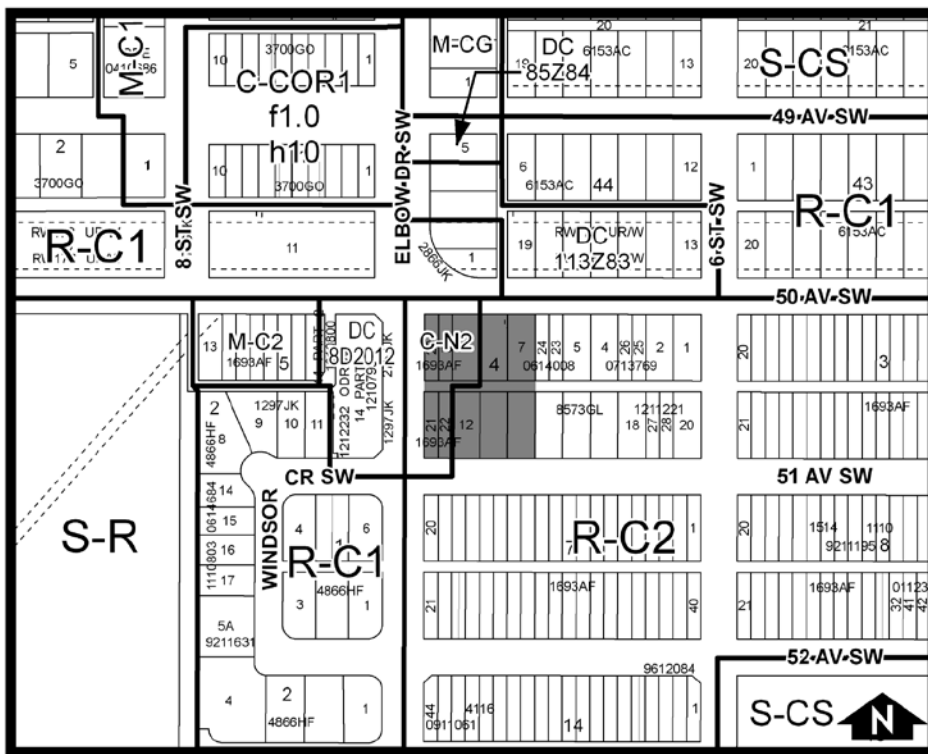
READ A THIRD TIME, AS AMENDED, THIS 26TH DAY OF JULY, 2013.

MAYOR
SIGNED THIS 9TH DAY OF AUGUST, 2013.

ACTING CITY CLERK
SIGNED THIS 9TH DAY OF AUGUST, 2013.

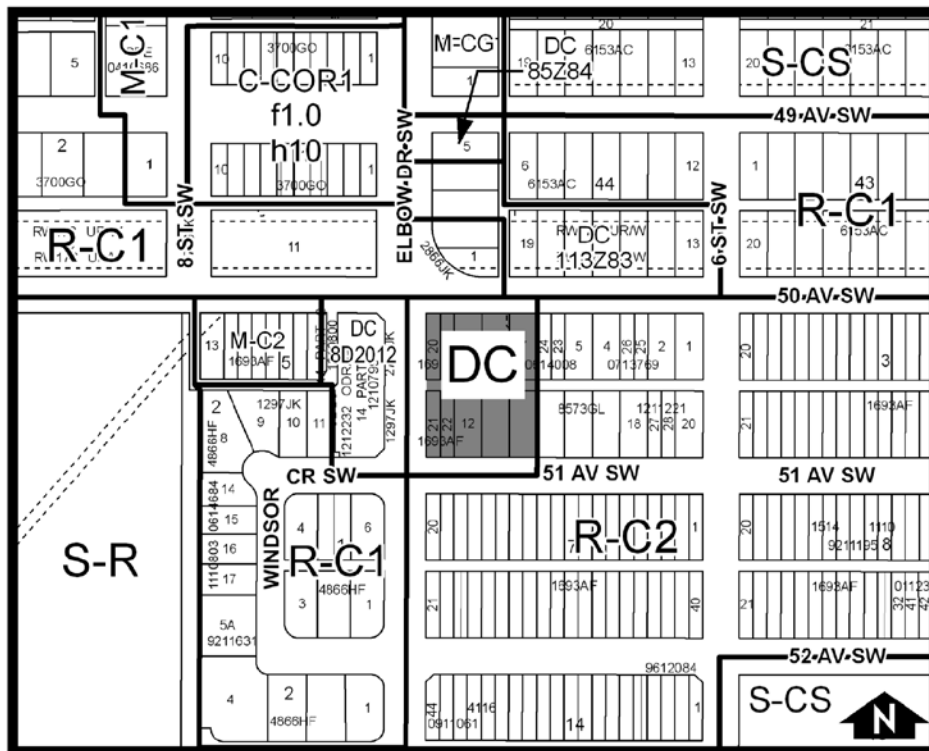
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SCHEDULE A



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SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to:
 - (a) allow for mixed use development that is sensitive to adjacent neighbourhood surroundings through building and site design in accordance with applicable local area plan; and

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- (b) accommodate mixed use development which also allows for residential uses on the ground floor of buildings.

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 – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

Discretionary Uses

- 5 The *discretionary uses* of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District with the addition of:

- (a) **Multi-Residential Development.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of Commercial – Corridor 1(C-COR1) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7 The maximum *floor area ratio* is 3.0

Building Height

- 8 The maximum *building height* is 23.0 metres.

Front, Rear and Side Setback Areas

- 9 The required *setback areas* are identified in section 10 of this Direct Control District.

Building Setbacks

- 10 (1) The minimum *building setback* from a *property line* shared with:
 - (a) 51 Avenue SW is 1.5 metres;
 - (b) 50 Avenue SW is 3.0 metres; and
 - (c) Elbow Drive SW is 3.0 metres.

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- (2) The minimum **building setback** from a **property line** shared with a **lane** is 1.2 metres.
- (3) The minimum **building setback** from a **property line** shared with a **residential district** is 7.3 metres.

Location of Residential Uses

11 The following **uses** are allowed on the ground floor of **buildings**:

- (a) **Dwelling Units**; and
- (b) **Multi-Residential Development**.

Location of Uses

12 **Public entrances** for commercial **uses** must face the courtyard, Elbow Drive S.W. or 50 Avenue S.W., however at-grade commercial **uses** may be adjacent to 51 Avenue S.W.

13 Regardless of the rules within defined **uses**, **uses** classified within the Eating and Drinking Group within Schedule A of Land Use Bylaw 1P2007 may be located at grade and may front along 50 Avenue S.W and Elbow Drive S.W and any vents or openings required for their design may be located adjacent to a **residential district** when separated by a **street** or a **lane**.

14 An **Outdoor Café** may be adjacent to along 51 Avenue S.W.

Maximum Use Area

15 Unless otherwise referenced, the maximum **use area** for **uses** on the ground floor of **buildings** is 525.0 square metres.