

BYLAW NUMBER 122D2016

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2014-0212)**

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;

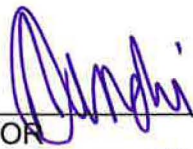
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 JULY, 2016.

READ A SECOND TIME, AS AMENDED, THIS 4TH DAY OF JULY, 2016.

READ A THIRD TIME, AS AMENDED, THIS 4TH DAY OF JULY, 2016.

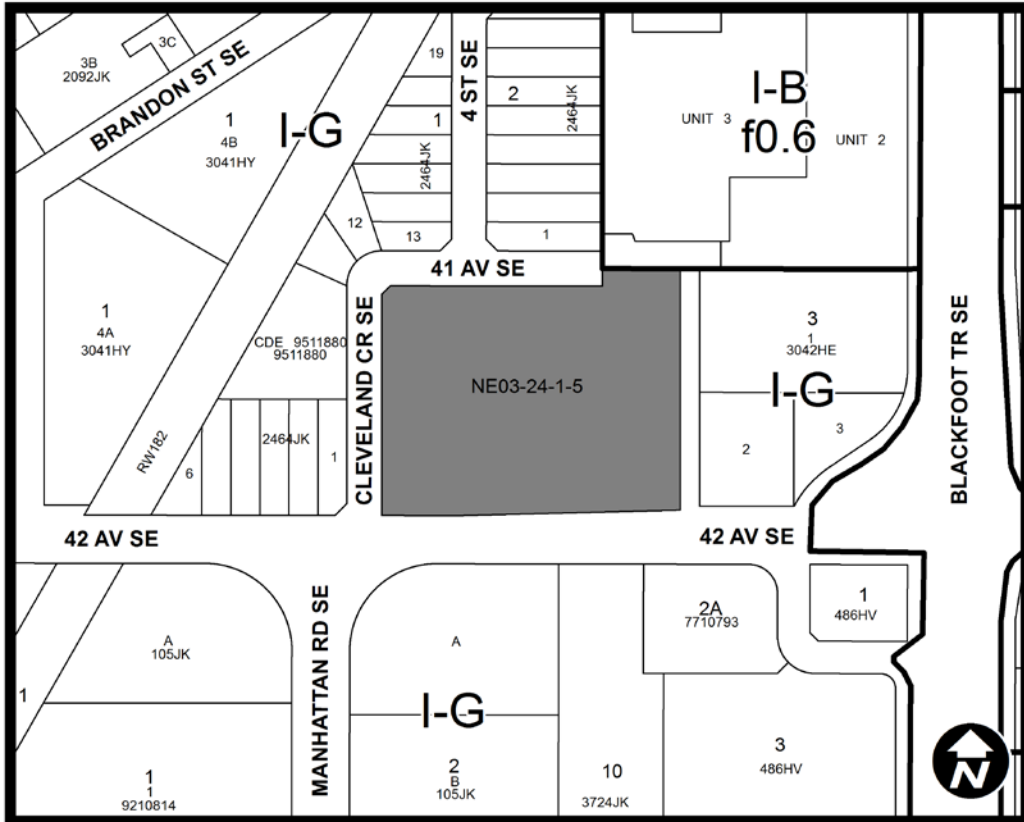


MAYOR
SIGNED THIS 13TH DAY OF JULY, 2016.

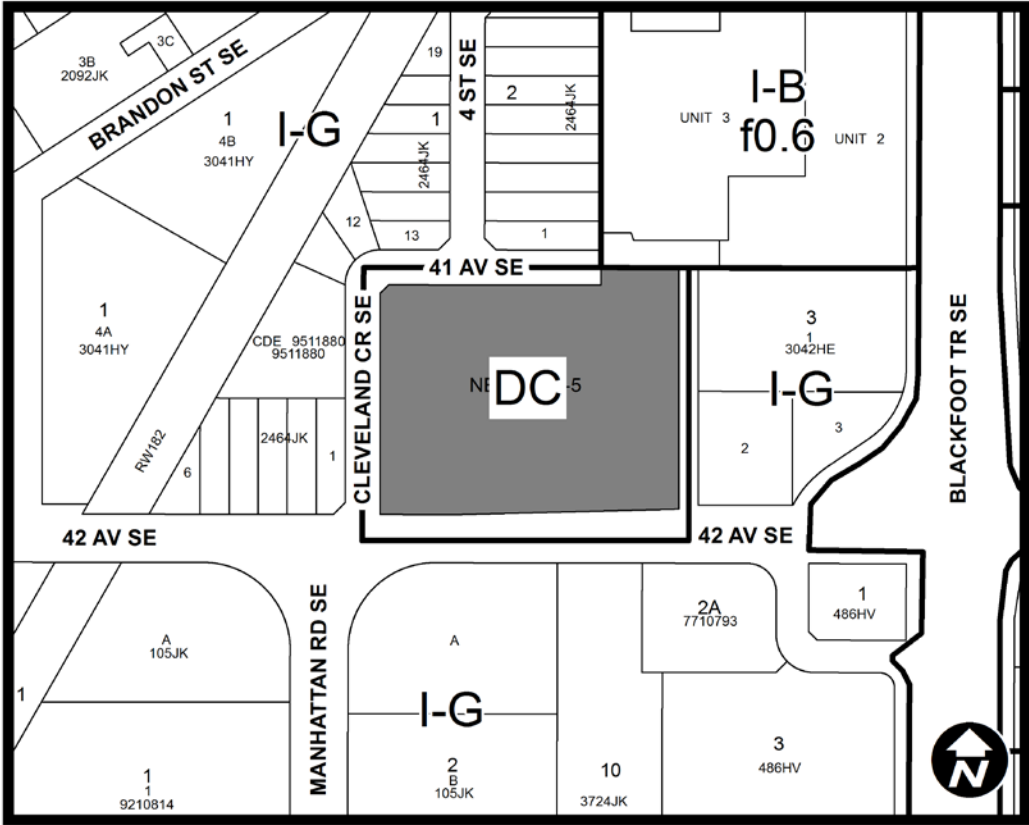


ACTING CITY CLERK
SIGNED THIS 13TH DAY OF JULY, 2016.

SCHEDULE A



SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to:
 - (a) allow for select non-industrial **uses** only within existing **buildings** in order to preserve the industrial character of the area upon redevelopment.

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 Industrial-General (I-G) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 (1) The **discretionary uses** of the Industrial-General (I-G) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.
- (2) The following **uses** are additional **discretionary uses** if they are located in **buildings** existing at the time of the effective date of this Direct Control District:
- (a) **Artist Studio;**
 - (b) **Counseling Service;**
 - (c) **Drinking Establishment – Small;**
 - (d) **Dwelling Units;**
 - (e) **Financial Institution;**
 - (f) **Fitness Centre;**
 - (g) **Health Services Laboratory – With Clients;**
 - (h) **Indoor Recreation Facility;**
 - (i) **Information and Service Provider;**
 - (j) **Liquor Store;**
 - (k) **Live Work Units;**
 - (l) **Medical Clinic;**
 - (m) **Pawn Shop;**
 - (n) **Post Secondary Learning Institution;**
 - (o) **Radio and Television Studio;**
 - (p) **Retail and Consumer Service;**
 - (q) **Service Organization; and**
 - (r) **Vehicle Rental – Minor.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Industrial-General (I-G) District of Bylaw 1P2007 apply in this Direct Control District.

Use Area

- 7 The maximum **use area** for a **Retail and Consumer Service** is 930.0 square metres.

Rules for Post-secondary Learning Institution

- 8 A **Post-secondary Learning Institution** requires a minimum number of **motor vehicle parking stalls** based on a parking study required at the time of **development permit** application.

Rules for Dwelling Unit and Live Work Unit Uses

- 9 (1) A **Dwelling Unit** must only be approved in conjunction with a **Live Work Unit**.
- (2) A **Live Work Unit** may incorporate only the following *uses*:
- (a) **Artist Studio**;
 - (b) **Catering Service – Minor**;
 - (c) **Convenience Food Store**;
 - (d) **Counseling Service**;
 - (e) **Fitness Centre**;
 - (f) **Information and Service Provider**;
 - (g) **Instructional Facility**;
 - (h) **Office**;
 - (i) **Outdoor Café**;
 - (j) **Print Centre**;
 - (k) **Restaurant Food Service Only – Small**;
 - (l) **Retail and Consumer Service**, provided any products sold are also made on the premises or directly related to the service provided;
 - (m) **Specialty Food Store**; and
 - (n) **Take Out Food Service**.
- (3) A **Live Work Unit** may incorporate **General Industrial – Light** provided:
- (a) the *use* does not include activities that could adversely affect the health and safety of the resident;
 - (b) activities do not emit odors, liquid effluents, dust, fumes, smoke, vibration, noise or glare that may be noxious;
 - (c) corrosive chemicals, acids, and radioactive, noxious or hazardous materials or substances are not involved in any aspect of the operation or stored in the premises; and
 - (d) crushing, dismantling, sorting or processing of discarded goods are not included in the *use*.
- (4) An Environmental Site Assessment is required at the time of *development permit* application for a **Dwelling Unit** and a **Live Work Unit**.
- (5) The minimum number of *motor vehicle parking stalls* is:
- (a) 1.0 per **Dwelling Unit**; and
 - (b) the *motor vehicle parking stalls*, *loading stalls* and *bicycle parking stalls – class 1* or *class 2* required under Bylaw 1P2007 for a *use* included in the **Live Work Unit**.

- (6) The rule in subsection 9(5)(b) may be relaxed by the ***Development Authority*** provided the test for a relaxation as set out in Bylaw 1P2007 is met.