

BYLAW NUMBER 250D2019

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2018-0272/CPC2019-1339)**

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 amending that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "A".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON DECEMBER 17, 2019

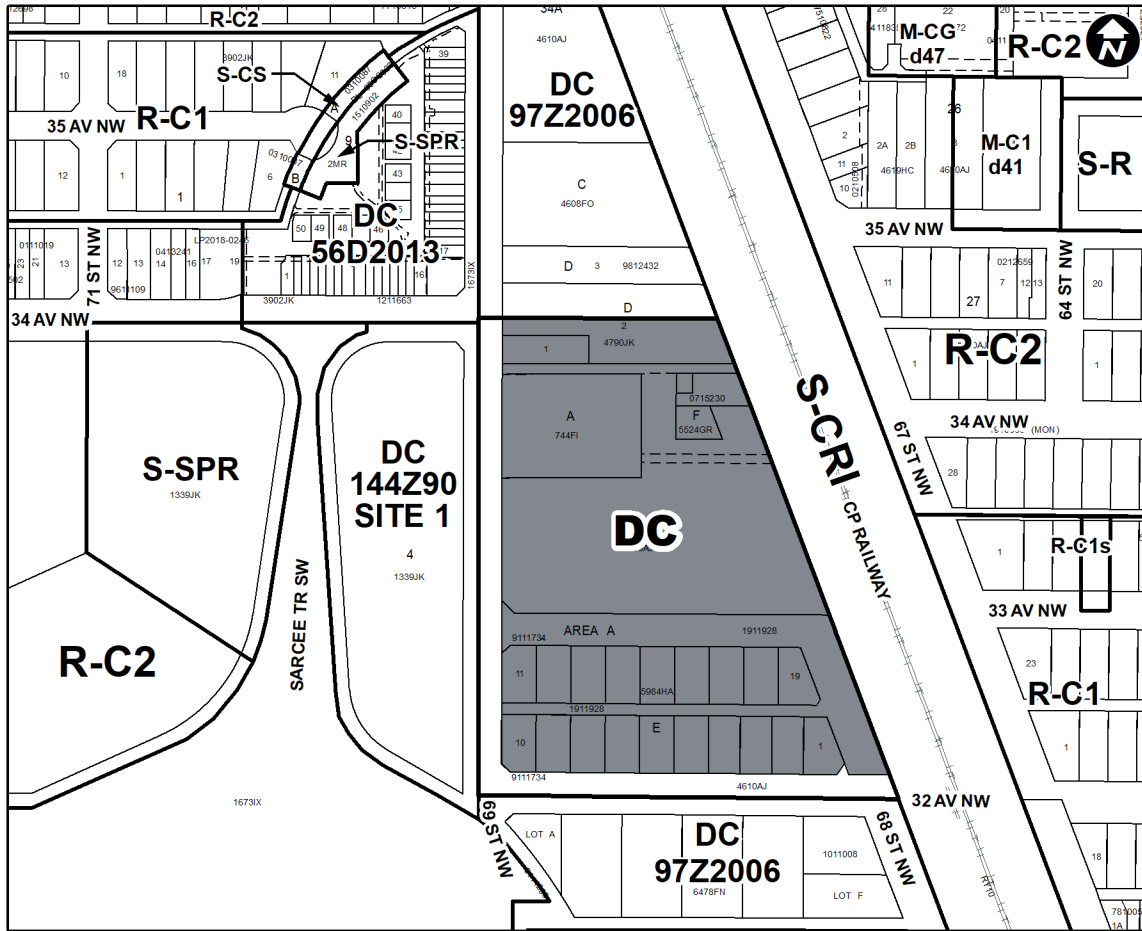
READ A SECOND TIME ON DECEMBER 17, 2019

READ A THIRD TIME ON DECEMBER 17, 2019

MAYOR
SIGNED ON DECEMBER 17, 2019

ACTING CITY CLERK
SIGNED ON DECEMBER 17, 2019

SCHEDULE A



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to:
 - (a) provide for a range of uses which may include commercial, residential, and industrial uses where appropriate;
 - (b) construct buildings that will address 69 Street NW frontage; and
 - (c) encourage opportunities for commercial uses to be combined with residential uses within a single building or standalone commercial.

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 Bylaw.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District Bylaw, 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 – Community 2 (C-C2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 are the **discretionary uses** of this Direct Control District with the addition of:

- (a) **Assisted Living;**
- (b) **General Industrial – Light; and**
- (c) **Residential Care.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Commercial – Community 2 (C-C2) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7 The maximum **floor area ratio** is 2.0.

Building Height

- 8 The maximum **building height** is 16 metres.

Building Orientation

- 9 **Units** and individual **uses** located at **grade** with an exterior wall facing 69 Street NW must provide:

- (a) individual, separate, direct access to **grade**;
- (b) an entrance that is visible from 69 Street NW; and
- (c) sidewalks that provide direct exterior access to the **unit** or the **use**.

Use Area

- 10 (1) Unless otherwise referenced in subsection (2), (3), (4), (5) and (6) the maximum **use area** for any **uses** on the ground floor of **buildings** in this Direct Control District is 3,000.0 square metres.
- (2) There is no maximum **use area** requirement for **uses** located in the upper floors of **buildings** in this Direct Control District.
- (3) The maximum **use area** for a **Supermarket**, or a **Supermarket** combined with any other **use**, is 10,000.0 square metres.
- (4) **Catering Service – Minor**, or a **Catering Service – Minor** combined with any other **use**, is 300.0 square metres.

- (5) **Hotels** do not have a use area restriction.
- (6) The maximum **use area** for **General Industrial – Light** warehousing is 1,000.0 square metres.

Storage of Goods, Materials and Supplies for General Industrial – Light

- 11 (1) A **use** may have an outdoor area for the storage of goods, materials or supplies provided the storage area is:
 - (a) not located in a **setback area**;
 - (b) not located between a **building** and a **street**; and
 - (c) within a **screened** enclosure or **screened** from view of a **street**.
- (2) Goods, materials and supplies stored outside of a **building** within 5.0 metres of a **property line** have a maximum height of 5.0 metres.
- (3) Goods, materials and supplies stored outside of a **building** more than 5.0 metres from a **property line** have a maximum height of 12.0 metres.
- (4) The height of goods, materials and supplies is measured from **grade** and includes any pallets, supports or other things on which the goods, materials or supplies are stacked.

Location of Uses Within Buildings

- 12 (1) **Dwelling Units** and **Live Work Units** may be located on the ground floor of **buildings**.
- (2) “Commercial Uses” and **Live Work Units**:
 - (a) may be located on the same floor as **Dwelling Units**; and
 - (b) must not share an internal hallway with **Dwelling Units**.
- (3) Where this section refers to “Commercial Uses”, it refers to the listed **uses** sections 4 and 5 of this Direct Control District Bylaw, other than **Dwelling Units** and **Live Work Units**.

Setback Areas

- 13 There is no minimum requirement for **setback areas**.

Landscaping in Setback Areas

- 14 Any **area** between a **building** and a **property line** shared with a **street** must be a **hard surfaced landscaped area** or a **soft surfaced landscaped area**, or a combination of both.

**AMENDMENT LOC2018-0272/CPC2019-1339
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Relaxation

- 15** The *Development Authority* may relax any of the rules contained in this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.