

**BYLAW NUMBER 121D2020**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2020-0033/CPC2020-0844)**

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**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 therefore 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 ON SEPTEMBER 14<sup>mc</sup>/<sub>5</sub>, 2020

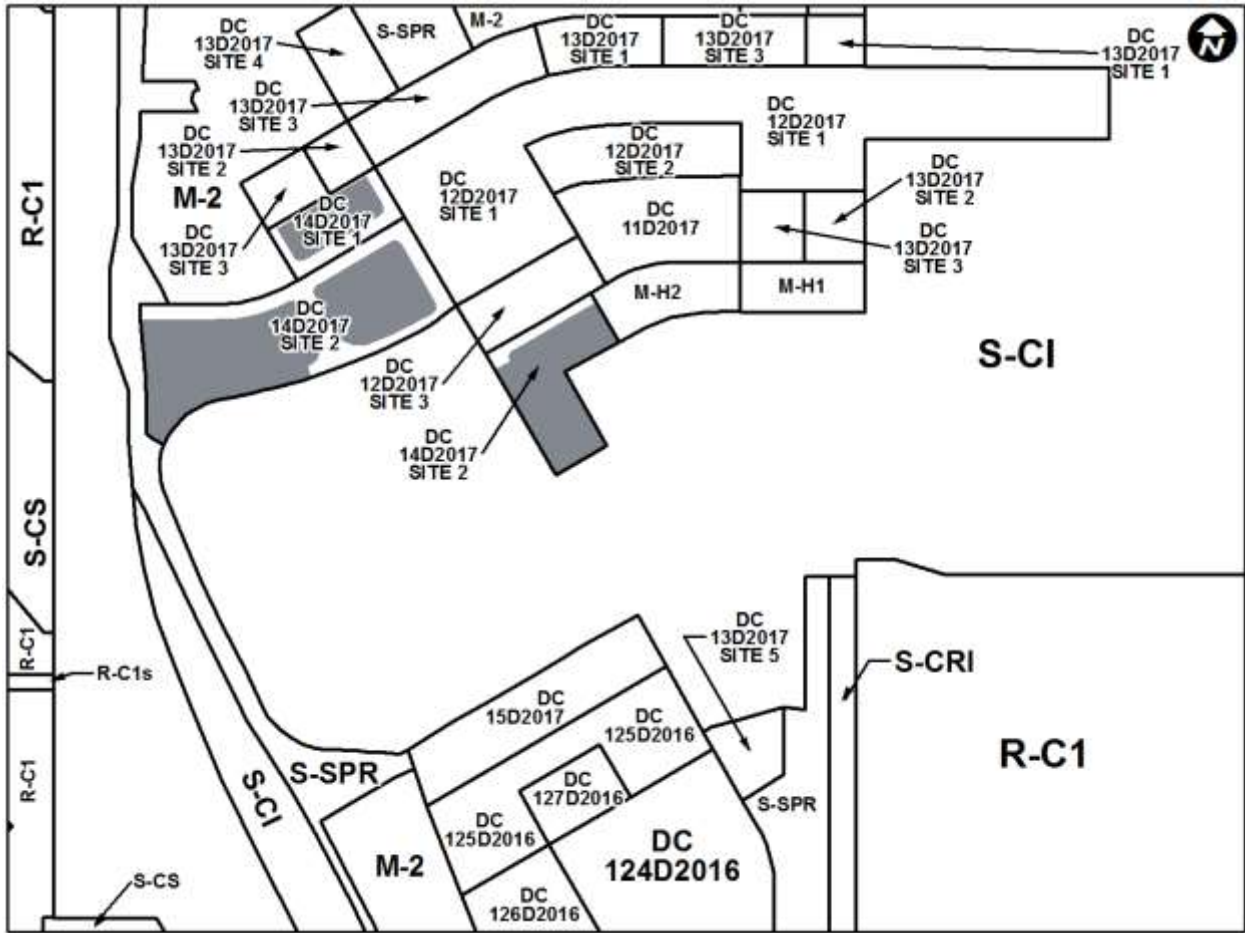
READ A SECOND TIME ON SEPTEMBER 14<sup>mc</sup>/<sub>5</sub>, 2020

READ A THIRD TIME ON SEPTEMBER 14<sup>mc</sup>/<sub>5</sub>, 2020

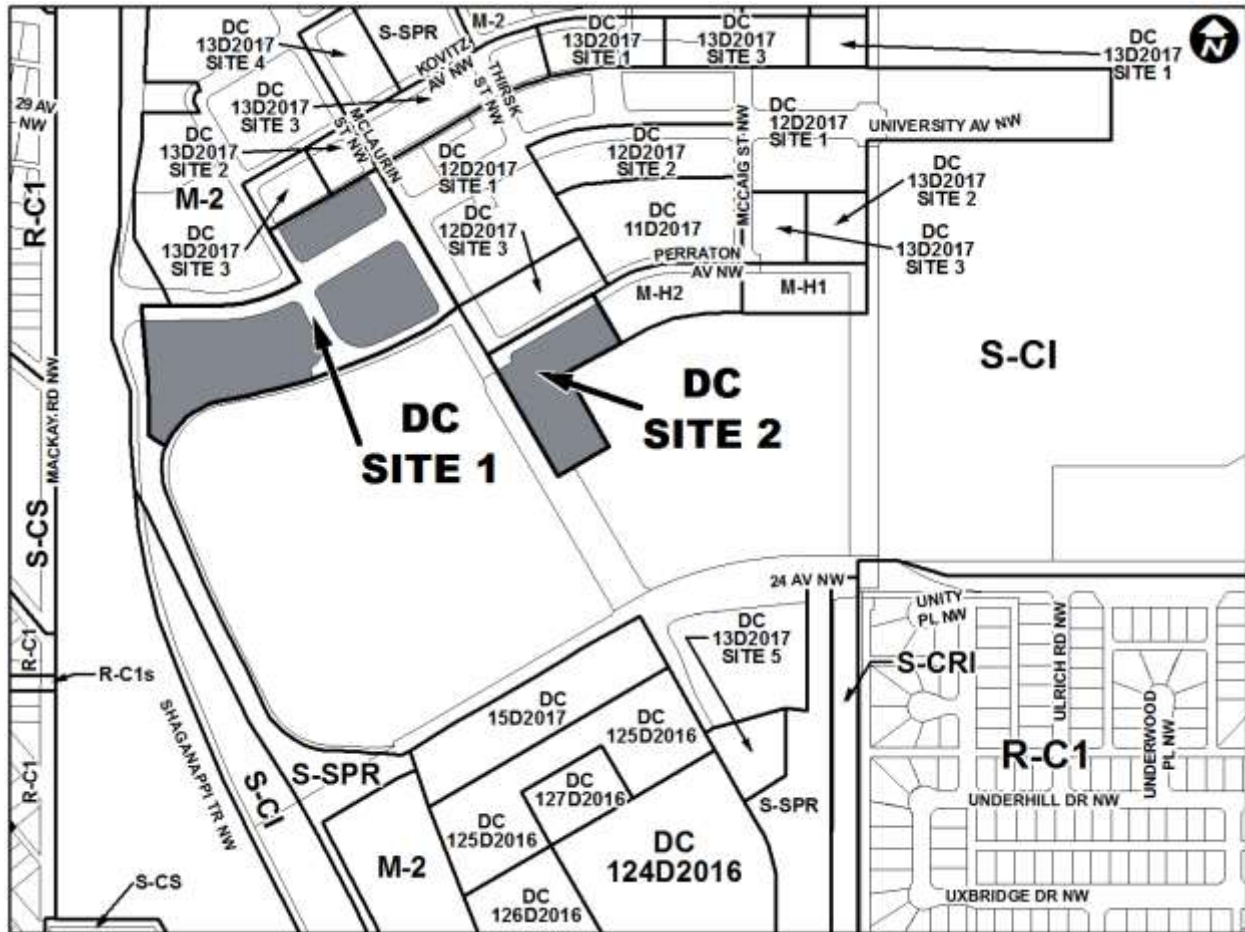
  
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MAYOR  
SIGNED ON SEPTEMBER 14<sup>mc</sup>/<sub>5</sub>, 2020

  
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ACTING CITY CLERK  
SIGNED ON SEPTEMBER 14<sup>mc</sup>/<sub>5</sub>, 2020

**SCHEDULE A**



**SCHEDULE B**



**DIRECT CONTROL DISTRICT**

**Purpose**

- 1 This Direct Control District Bylaw is intended to:
  - (a) create a character of place for the employment precinct that is compact and urban in context;
  - (b) provide a new frontage to the Hospital, with building addresses fronting the surrounding streets;
  - (c) prescribe building setbacks that will create a pedestrian oriented environment where frontages and entrances are close to the sidewalk and street in order to engage the public realm;
  - (d) allow for the continuation of commercial uses at grade along the University Avenue NW High Street; and

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- (f) have the majority of the motor vehicle parking stalls located within parking structures except in specific cases for short stay parking.

**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.

**Bylaw 1P2007 Rules**

- 4 Unless otherwise specified, the rules of the Commercial – Office (C-O) District of Bylaw 1P2007 apply in this Direct Control District.

**Permitted Uses**

- 5 The *permitted uses* of the Commercial – Office (C-O) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

**Discretionary Uses**

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

- (a) **Hotel**; and
- (b) **Parking Lot – Grade (temporary)**.

**Use Area**

- 7 (1) Unless otherwise referenced in subsection (3), the maximum *use area* for *uses* on the ground floor of *buildings* in this Direct Control District is 1900.0 square metres.
- (2) Unless otherwise referenced in subsection (3), there is no maximum *use area* requirement for *uses* located on upper floors of a *building* in this Direct Control District.
- (3) There is no *use area* restriction for **Hotel**.

**Parking Requirements**

- 8 (1) The *Development Authority* may consider a relaxation of the required *motor vehicle parking stalls* and *visitor parking stalls* for a *development* where a parking is study submitted as part of a *development permit* application. This review will be subject to normal relaxation considerations as defined in Bylaw 1P2007 and may include provisions for shared management of *Motor vehicle parking stalls* and *visitor parking stalls* when they are not occupied for their designated *uses*.
- (2) *Motor vehicle parking stalls* for any *use* within this Direct Control District must be provided in an above grade or below grade parking structure.

- (3) Notwithstanding subsection (2), a temporary **development permit** may be issued for **Parking Lot – Grade (temporary)**.
- (4) Notwithstanding subsection (2), the **Development Authority** may approve a **parking area – short stay** outside of a parking structure.
- (5) **Motor vehicle parking stalls** located outside of a parking structure must not be located between a **building** and a **street**.

#### Floor Area Ratio

9 There is no maximum **floor area ratio**.

#### Building Height

- 10 (1) Unless otherwise specified in subsection (2) or (3), the maximum **building height** is 34.0 metres.
- (2) The maximum **building** height for a **Hotel** is 58.0 metres.
- (3) The maximum **building height** is reduced to 18.0 metres when the **building** is within the flight path of the Alberta Children's Hospital.

#### Site 1 (± 2.68 hectares)

#### Application

11 The provisions in section 12 apply only to Site 1.

#### Setback Areas

- 12 (1) The **setback area** for any **building** along the north side of University Avenue NW must have a minimum depth of 3.0 metres and a maximum depth of 6.0 metres.
- (2) The **setback area** for any **building** along the south side of University Avenue NW must have a maximum depth of 3.0 metres.
- (3) The **setback area** for any **building** along Children's Way NW must have a minimum depth of 3.0 metres and a maximum depth of 6.0 metres.
- (4) The **setback area** for any **building** along Smith Street NW must have a minimum depth of 3.0 metres and a maximum depth of 6.0 metres.
- (5) The **setback area** for any **building** along McLaurin St NW have a maximum depth of 3.0 metres
- (6) Where the **parcel** shares a **rear property line** with a **lane** that separates the **parcel** from a **parcel** designated as a **residential district**, the **rear setback area** must have a minimum depth of 3.0 metres.
- (7) In all other cases, the **setback areas** in the Commercial – Office (C-O) District of Bylaw 1P2007 apply.

Site 2 (± 1.03 hectares)

**Application**

13 The provisions in section 14 apply only to Site 2.

**Setback Areas**

- 14 (1) The **setback area** for any **building** along McLaurin Street NW must have a maximum depth of 3.0 metres.
- (2) The **setback area** for any **building** along Perraton Street NW must have a maximum depth of 3.0 metres.
- (3) Where the **parcel** shares a **side property line** with a parcel designated as a **special purpose district or residential district**, the **side setback area** must have a minimum depth of 3.0 metres.
- (4) Where the **parcel** shares a **rear property line** with a parcel designated as a **special purpose district or residential district**, the **rear setback area** must have a minimum depth of 3.0 metres.
- (5) In all other cases, the **setback areas** in the Commercial – Office (C-O) District of Bylaw 1P2007 apply.

**Relaxation**

15 The **Development Authority** may relax the rules contained in Sections 4, 7, 10, 12 and 14 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.