

BYLAW NUMBER 123D2023

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2022-0170/CPC2023-0600)**

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 replacing it with 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 JULY 25, 2023

READ A SECOND TIME ON JULY 25, 2023

READ A THIRD TIME ON JULY 25, 2023



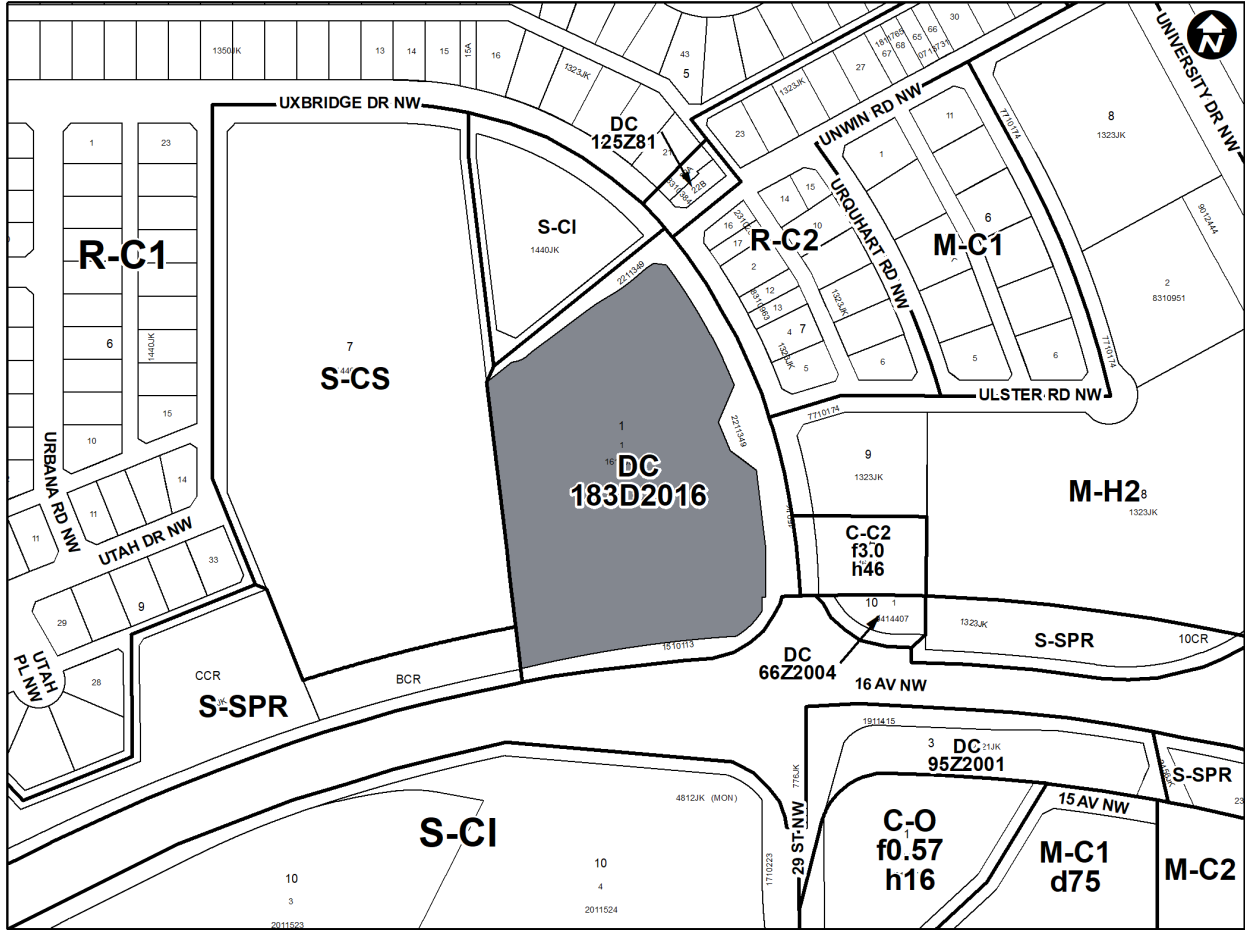
MAYOR
SIGNED ON JULY 25, 2023



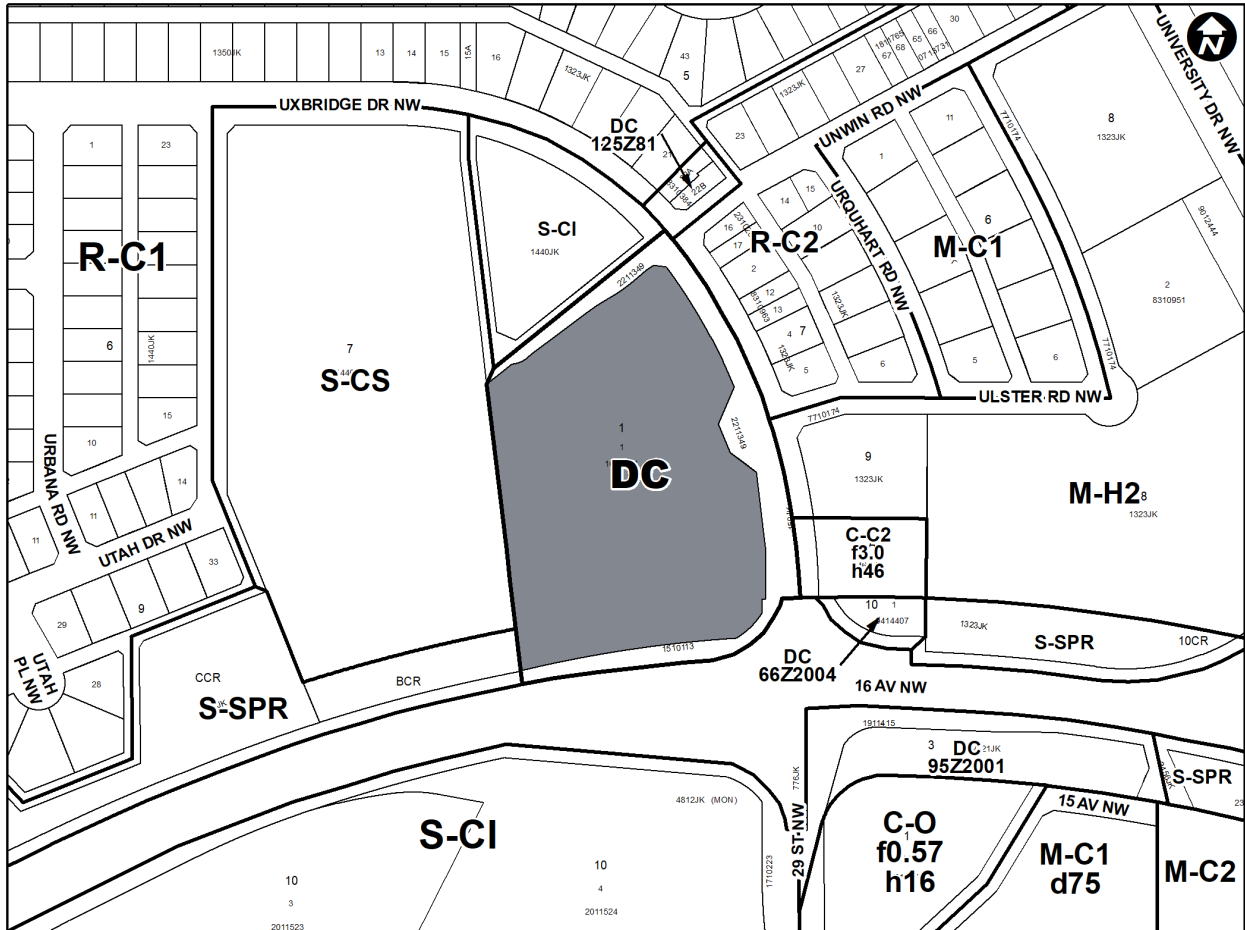
For
CITY CLERK
SIGNED ON JULY 25, 2023

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SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to:
 - (a) accommodate the redevelopment of the Stadium Shopping Centre;
 - (b) fulfill the vision of the relevant Area Redevelopment Plan and implement setback, landscaping and parking requirements; and
 - (c) allow for the additional uses of health services – overnight stay and health services laboratory – without clients.

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.

Defined Uses

4 In this Direct Control District Bylaw:

- (a) **“Health Services – Overnight Stay”** means a *use* that:
 - (i) maintains and operates facilities for both inpatient and outpatient care;
 - (ii) provides minor health services that may be of a preventive, diagnostic, treatment, therapeutic or rehabilitative nature; and
 - (iii) may include short-term care, overnight stays and surgical services, but does not include long-term care.

Permitted Uses

5 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

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

- (a) **Health Services Laboratory – Without Clients;** and
- (b) **Health Services – Overnight Stay.**

Bylaw 1P2007 District Rules

7 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

8 The maximum *floor area ratio* is 3.0.

Building Height

9 The maximum *building height* is 46.0 metres.

Use Area for Health Services – Overnight Stay

10 The maximum cumulative *use area* for **Health Services – Overnight Stay** is 20,000.0 square metres.

Location of Uses within Buildings

11 (1) **Dwelling Unit** and **Live Work Unit** may be located on the ground floor of a *building*.

(2) **“Commercial Uses”** and **Live Work Units:**

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- (a) may be located on the same floor as **Dwelling Units**; and
 - (b) must not share an internal hallway with **Dwelling Units**.
- (3) When located on the ground floor, **Health Services Laboratory – Without Clients** and **Health Services – Overnight Stay** must not occupy more than 20.0 per cent of the total ground floor area of the *site*.
- (4) **Health Services – Overnight Stay** must be located in a *building* that contains at least one additional *use* other than **Dwelling Unit** and **Live Work Unit**.
- (5) In this Direct Control District, “Commercial Uses” refers to the listed *uses* under Section 5 and 6 of this Direct Control District, other than **Dwelling Unit**, **Live Work Unit**, **Health Services Laboratory – Without Clients** and **Health Services – Overnight Stay**.

Outdoor Café Rules

- 12 An **Outdoor Café** does not have any limitation on the *height* of its floor above any *storey*.

Restaurant Rules

- 13 **Restaurant: Licensed** has no minimum separation distance required from a *residential district*.

General Landscaped Area Rules

- 14 (1) *Landscaped areas* may include both *hard surface landscaped areas* and *soft surface landscaped areas* and must be provided in accordance with a landscape plan approved by the *Development Authority*.
- (2) No other landscaping requirements or rules apply to this Direct Control District.

Maximum Motor Vehicle Parking Stalls

- 15 The maximum number of parking stalls in this Direct Control District is 1,210.

Relaxations

- 16 The *Development Authority* may relax rules contained in Section 7 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.