BYLAW NUMBER 137D2019

BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2017-0406/CPC2019-0551)
* *

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 JULY 22, 2019

READ A SECOND TIME ON JULY 22, 2019
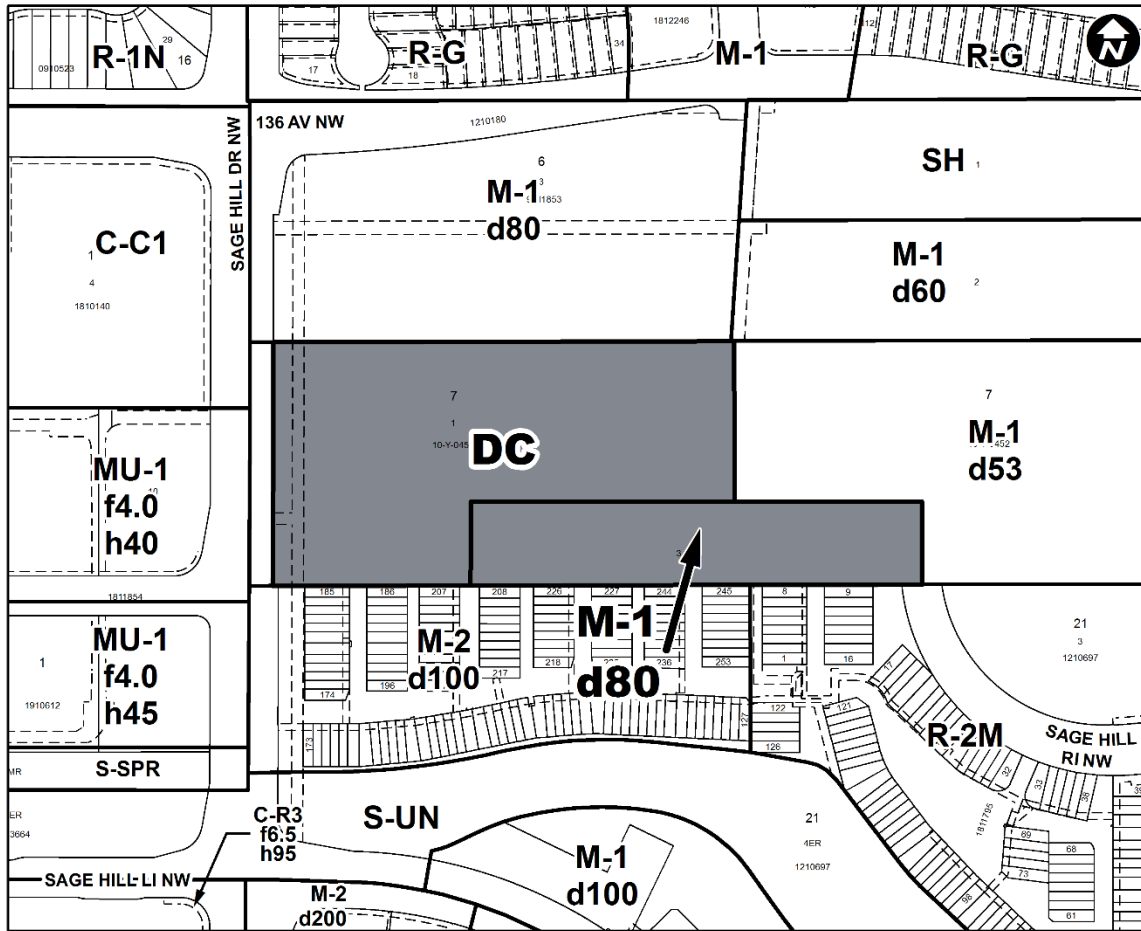
READ A THIRD TIME ON JULY 22, 2019

_____
MAYOR
SIGNED ON JULY 22, 2019

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ACTING CITY CLERK
SIGNED ON JULY 22, 2019

SCHEDULE A

DIRECT CONTROL DISTRICT

Purpose

1   This Direct Control District Bylaw is intended to:

      (b)   restrict the maximum floor area ratio for commercial development uses;

      (c)   restrict the types of allowable auto-oriented uses;

      (c)   require a minimum density of residential development in order to provide for mixed-use building forms; and

      (d)   require a "Comprehensive Development Permit" to be submitted for all lands within the Direct Control District.

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.

General Definitions

4 In this Direct Control District:

(1) Where this bylaw refers to "*Comprehensive Development Permit*", it refers to a *development permit* that encompasses the entire Direct Control District.

(2) Where this bylaw refers to "*Commercial Uses*", it refers to the listed *uses* in sections 5 and 6, other than **Addiction Treatment**, **Assisted Living**, **Custodial Care**, **Dwelling Unit**, **Live Work Unit** and **Residential Care**.

Permitted Uses

5 The *permitted uses* of the Commercial – Community 1 (C-C1) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District, with the exclusion of:

(a) **Vehicle Rental – Minor**.

Discretionary Uses

6 The *discretionary uses* of the Commercial – Community 1 (C-C1) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District, with the exclusion of:

(a) **Car Wash – Single Vehicle**;

(b) **Drive Through**;

(c) **Parking Lot – Grade**; and

(d) **Vehicle Sales – Minor**.

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Commercial – Community 1 (C-C1) District of Bylaw 1P2007 apply in this Direct Control District.

Minimum Residential Density

8 The minimum *density* is 13 *units* per hectare.

Maximum Use Area for Commercial Uses

9 The maximum *floor area ratio* for *commercial uses* is 0.45.

Rules for Location of Uses within Buildings

10 **(1)** **Addiction Treatment**, **Assisted Living**, **Custodial Care**, **Dwelling Units** and **Residential Care** must not be located on the ground floor of a ***building***.

 (2) "***Commercial Uses***" and **Live Work Units**:

 (a) may be located on the same floor as **Addiction Treatment**, **Assisted Living**, **Custodial Care**, **Dwelling Units** and **Residential Care**; and

 (b) must not share an internal hallway with **Addiction Treatment**, **Assisted Living**, **Custodial Care**, **Dwelling Units or Residential Care.**

Building Height

11 The maximum ***building height*** is 13 metres.

Relaxations

12 The ***Development Authority*** may consider relaxations of Section 10 of this Direct Control Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

Development Permit Regulations

13 The first ***development permit*** for permanent ***buildings*** and ***uses*** must be a "***Comprehensive Development Permit***".