

BYLAW NUMBER 238D2019

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2018-0213/CPC2019-1386)**

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

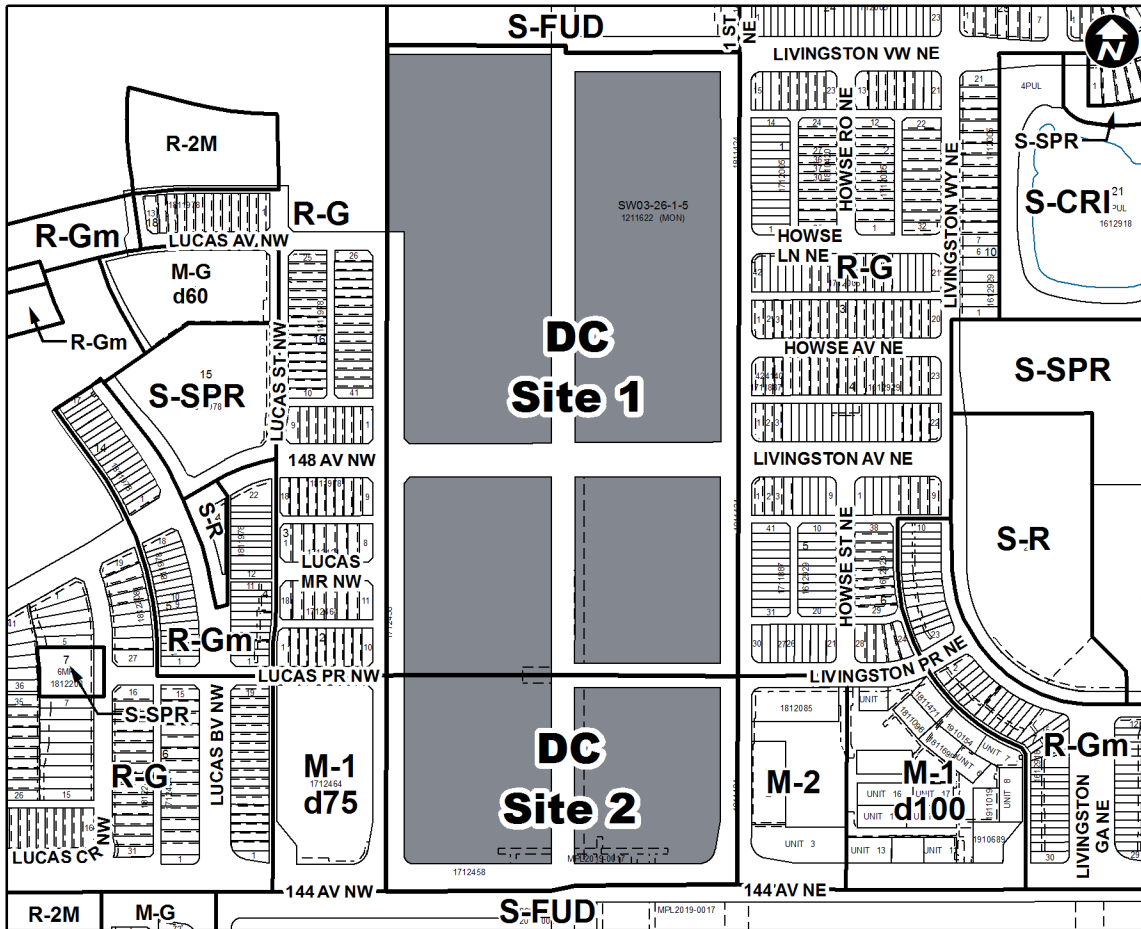
READ A SECOND TIME ON DECEMBER 17, 2019

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) be located along streets where both residential uses and commercial uses are supported at grade facing the street;
 - (b) accommodate a mix of residential and commercial uses in the same building or in multiple buildings throughout an area; and
 - (c) implement the policies of the Keystone Hills Area Structure Plan.

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 Mixed Use - General (MU-1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Mixed Use - General (MU-1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Cinema;**
- (b) **Conference and Event Facility;**
- (c) **Dinner Theatre;**
- (d) **Drinking Establishment – Medium;**
- (e) **Drinking Establishment – Large;**
- (f) **Museum;**
- (g) **Performing Arts Centre;**
- (h) **Place of Worship – Large;**
- (i) **Restaurant: Food Service Only – Large; and**
- (j) **Restaurant: Licensed – Large.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Mixed Use - General (MU-1) District of Bylaw 1P2007 apply in this Direct Control District.

Building Orientation

- 7 **Units** located at **grade** with an exterior wall facing a **street** must provide:

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

Rules for Facades Facing a Street

- 8 Lobbies or entrances for upper floor **uses** must not occupy more than 20.0 per cent of the at **grade** façade facing a **street**. For **laneless parcels**, portions of façades dedicated to underground parking and loading entrances must not be included as part of the at **grade** façade for the purposes of this rule.

Rules for Commercial Uses Facing a Street

- 9 Section 1342 of Bylaw 1P2007 does not apply in this Direct Control District Bylaw.

Vehicle Access

- 10 (1) Unless otherwise referenced in subsection (2), where the *parcel* shares a *rear property line* or *side property line* with a *lane*, all vehicle access to the *parcel* must be from the *lane*.
- (2) Where a *parcel* shares a *rear* or *side property line* with a *lane*, but access from the *lane* is not physically feasible due to elevation differences between the *parcel* and the *lane*, vehicle access may be from a *street*.

Façade Width for Uses Facing a Street

- 11 Section 1373 of Bylaw 1P2007 does not apply in this Direct Control District Bylaw.

Setback Area

- 12 (1) Where a *parcel* shares a *property line* with a *lane*, the *setback area* must have a minimum depth of 7.5 metres measured from the *property line* that the *adjacent parcel* shares with the *lane*.
- (2) In all other cases, there is no requirement for a *setback area*.

Site 1 (± 13.48 hectares)

Application

- 13 The provisions in sections 14 through 15 apply only to Site 1.

Floor Area Ratio

- 14 The maximum *floor area ratio* is 3.0.

Building Height

- 15 The maximum *building height* is 16.0 metres.

Site 2 (± 4.0 hectares)

Application

- 16 The provisions in sections 17 through 18 apply only to Site 2.

Floor Area Ratio

- 17 The maximum *floor area ratio* is 4.0.

Building Height

- 18 The maximum *building height* is 24.0 metres.

Relaxations

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