

BYLAW NUMBER 24D2010

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2009-0042)

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 therefor 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 THIS 8TH DAY OF FEBRUARY, 2010.

READ A SECOND TIME THIS 8TH DAY OF FEBRUARY, 2010.

READ A THIRD TIME THIS 22ND DAY OF MARCH, 2010.



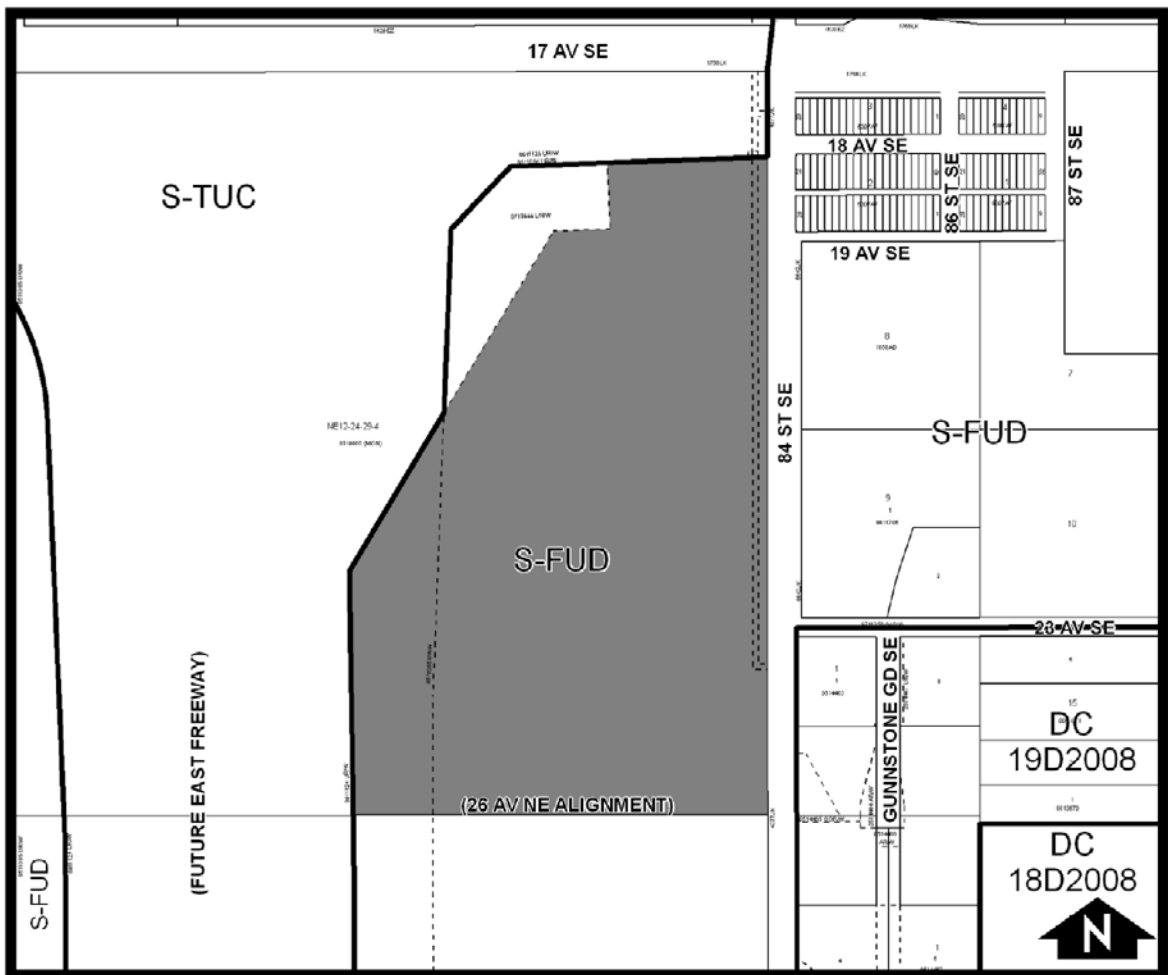
MAYOR
SIGNED THIS 22ND DAY OF MARCH, 2010.



CITY CLERK
SIGNED THIS 22ND DAY OF MARCH, 2010.

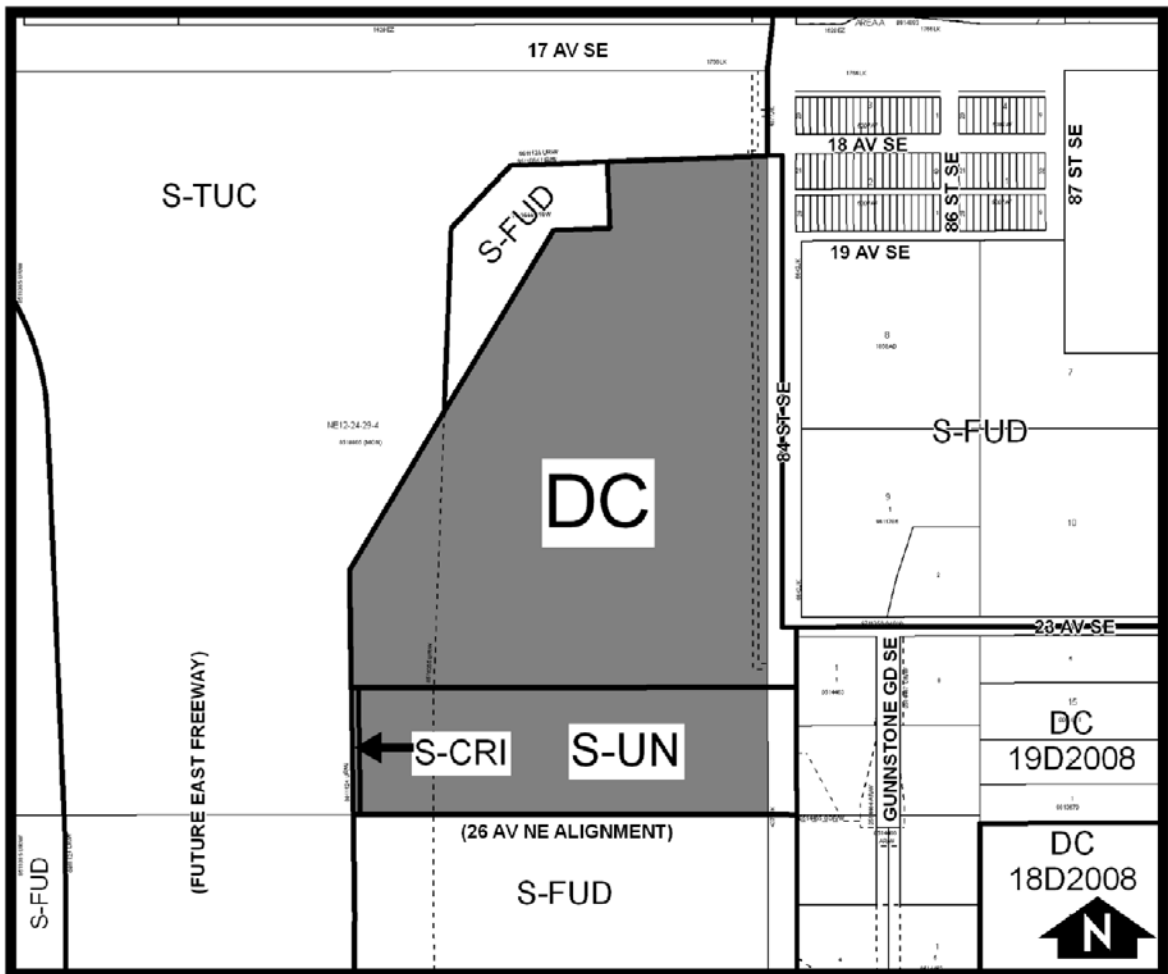
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SCHEDULE A



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SCHEDULE B



DC DIRECT CONTROL DISTRICT

**AMENDMENT LOC2009-0042
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Purpose

- 1** This Direct Control District is intended to accommodate **development** that is characterized by:
- (a) comprehensively planned and designed **development** with multiple **buildings**;
 - (b) opportunities for a variety of **building** sizes and **use areas**;
 - (c) **buildings, uses**, vehicle access and pedestrian features on a site that link with each other and adjacent **parcels**; and
 - (d) pedestrian access from public transit, to and between **buildings** and pedestrian amenities.

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.

Reference to Bylaw 1P2007

- 3** Within this Direct Control 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 – Regional 3 (C-R3) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the exclusion of:
- (a) **Supermarket.**

Discretionary Uses

- 5** The **discretionary uses** of the Commercial – Regional 3 (C-R3) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District, with the addition of:
- (a) **Supermarket.**

Bylaw 1P2007 District Rules

- 6** Unless otherwise specified in this Direct Control District, the rules of the Commercial – Regional 3 (C-R3) District of Bylaw 1P2007 apply in this Direct Control District.

Use Area

- 7** The maximum **use area** for a **Supermarket**, or a **Supermarket** which may be combined with any other **uses** is 3716.0 square metres (40,000 sq. ft.) within this Direct Control District.

Height

- 8** The maximum **building height** is 18.0 metres.

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Additional Building Orientation and Design

9 In addition to the requirements of Section 887 of the C-R3 District of Bylaw 1P2007:

- (1)** *Buildings* must be designed to provide architectural diversity, including articulated facades, variations in glazing, and varying setbacks to breakup building massing and scale;
- (2)** *Buildings* must be designed to address *streets* and pedestrian corridors and grouped and connected by sidewalks; and
- (3)** Drive aisles associated with a **Drive Through** must not be located adjacent to site boundary *streets*.

Retail Use Ratio

10 (1) A minimum of 70.0 percent of the total **gross floor area** contained within this Direct Control District shall be developed for retail uses with a minimum **use area** of 1850.0 square metres (20,000 sq. ft.) for each **use area**.

- (2)** A maximum of 10.0 percent of the total **gross floor area** contained within this Direct Control District, may be developed for retail uses with a **use area** of less than 465.0 square metres (5,000 sq. ft.) for each **use area**.

Floor Area Ratio

11 (1) The maximum **floor area ratio** is 0.236; except:

- (2)** The maximum **floor area ratio** is 0.051 until such time as the alignment of 84 Street SE, existing at the date of this bylaw, has been relocated to the ultimate alignment to the satisfaction of Transportation Planning.

Development Timing

12 A **Development Permit(s)** must not be approved for individual **buildings** less than 1850.0 square metres (20,000 sq. ft.) each, until a total number of Building Permits are approved for a minimum of 3000 residential **dwelling units** within the lands identified as Cells C, D and E within the East Regional Context Study.

Transportation Impact Assessment

13 An update to the Transportation Impact Assessment, including a road safety review, may be required prior to the approval of each Tentative Plan or Development Permit, by the Approving Authority.