

BYLAW NUMBER 54D2010

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2008-0116)**

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.

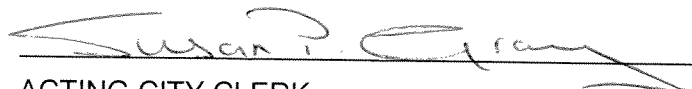
READ A FIRST TIME THIS 10TH DAY OF MAY, 2010.

READ A SECOND TIME THIS 10TH DAY OF MAY, 2010.

READ A THIRD TIME THIS 10TH DAY OF MAY, 2010.

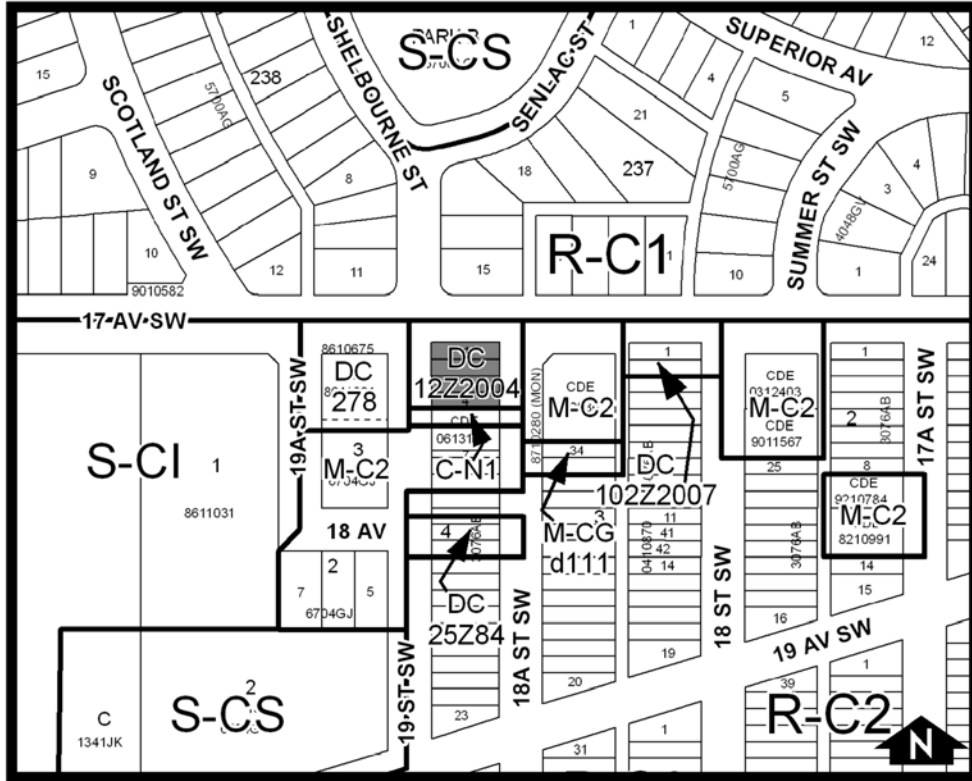


MAYOR
SIGNED THIS 10TH DAY OF MAY, 2010.

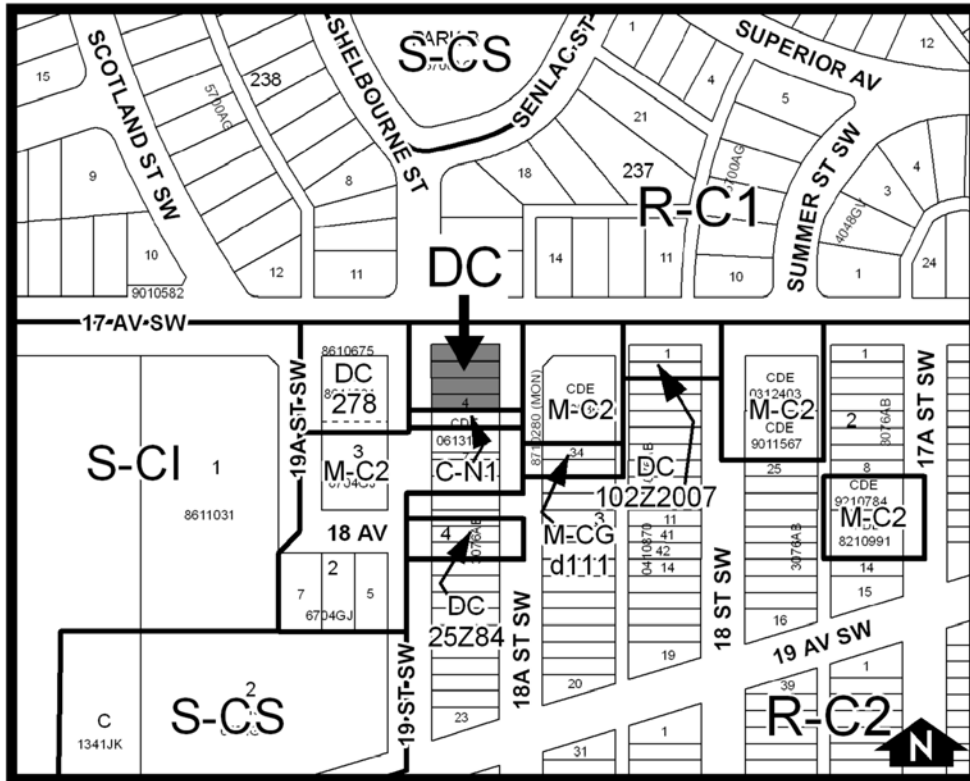


ACTING CITY CLERK
SIGNED THIS 10TH DAY OF MAY, 2010.

SCHEDULE A



SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to:

- (a) allow for **development** that is primarily residential with the opportunity for limited local commercial **uses** on the ground floor; and
- (b) allow for **Medical Clinic uses** throughout the existing **building**.

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

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- 3 Within this Direct Control District, 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,

- (a) “*Commercial Uses*” means the listed uses in sections 702 and 703 of Bylaw 1P2007, other than **Addiction Treatment, Custodial Care, Dwelling Unit, Live Work Unit, and Residential Care.**

Permitted Uses

- 5 The *permitted uses* of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 and the *permitted uses* of the Commercial – Neighbourhood 1 (C-N1) District are the *permitted uses* in this Direct Control District.

Discretionary Uses

- 6 The *discretionary uses* of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 and the Commercial – Neighbourhood 1 (C-N1) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District.

Bylaw 1P2007 District Rules

- 7 Unless otherwise specified, the rules of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 apply in this Direct Control District.

Building Location and Orientation

- 8 (1) The public entrance to “*Commercial Uses*” in a **building** must face the **property line** shared with 17 Avenue SW.
- (2) For **buildings** containing “*Commercial Uses*”, the maximum **building setback** from a **property line** shared with 17 Avenue SW is 3.0 metres.
- (3) **Motor vehicle parking stalls** and **loading stalls** must not be located between a **building** and 17 Avenue SW.

Location of Uses within Buildings

- 9 (1) “*Commercial Uses*” and **Live Work Units**:
- (a) are limited to the ground floor of **buildings**;
- (b) may be located on the same floor as **Addiction Treatment, Custodial Care, Dwelling Units, and Residential Care**; and
- (c) must not share an internal hallway with **Addiction Treatment, Custodial Care, Dwelling Units, or Residential Care.**

Use Area

- 10 (1) Unless otherwise referenced in subsection (2), (3) and (4), the maximum **use area** is 300.0 square metres.
- (2) The maximum **use area** of a **Convenience Food Store**, or a **Convenience Food Store** combined with any other **use**, is 465.0 square metres.

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- (3)** A maximum of 25.0 per cent of the **gross floor area** within **buildings** may be for “**Commercial Uses**”, with the exception of **Medical Clinic uses** located within an approved **building** existing on the date this Bylaw comes into force.
- (4)** The maximum **use area** of a **Medical Clinic** located within an approved **building** existing on the date this Bylaw comes into force, is 465.0 square metres.