

**BYLAW NUMBER 68D2010**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT LOC2009-0045)**

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**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 7<sup>TH</sup> DAY OF JUNE, 2010.

READ A SECOND TIME, AS AMENDED, THIS 7<sup>TH</sup> DAY OF JUNE, 2010.

READ A THIRD TIME, AS AMENDED, THIS 7<sup>TH</sup> DAY OF JUNE, 2010.



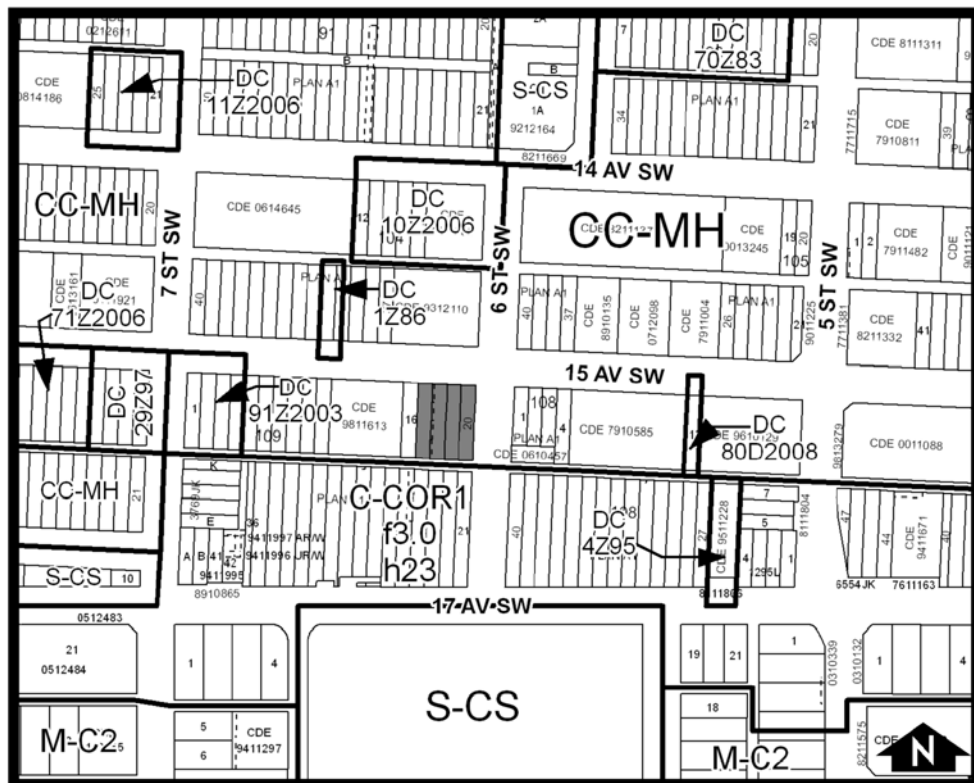
\_\_\_\_\_  
MAYOR  
SIGNED THIS 17<sup>TH</sup> DAY OF JUNE, 2010.



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ACTING CITY CLERK  
SIGNED THIS 17<sup>TH</sup> DAY OF JUNE, 2010.

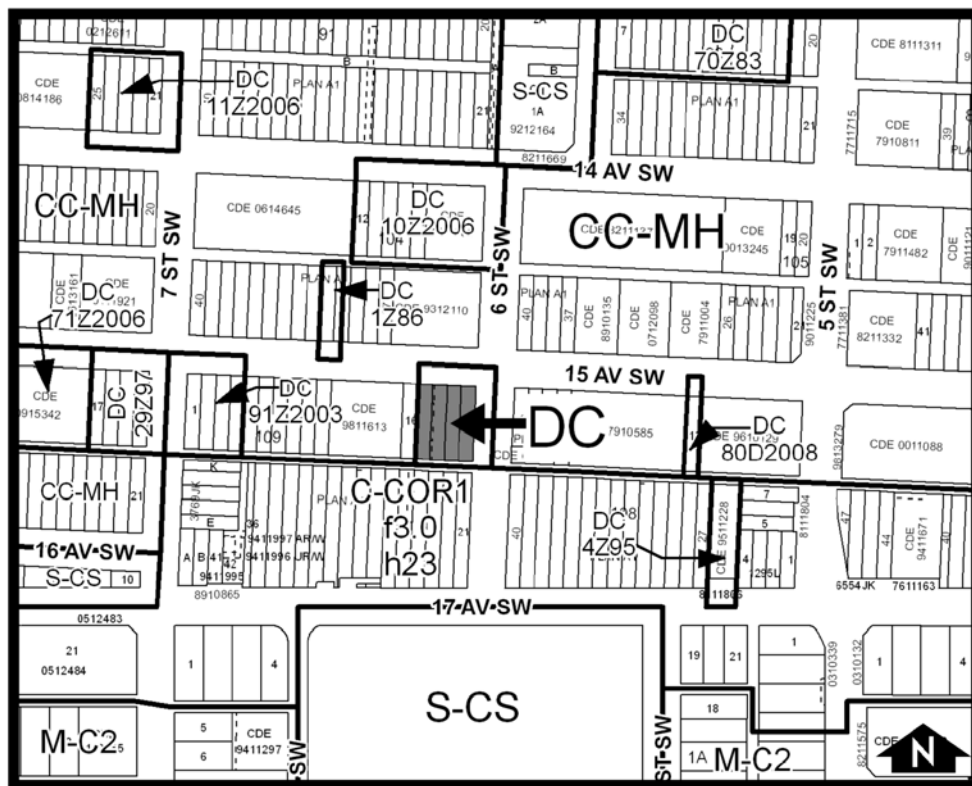
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SCHEDULE A



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**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

**Purpose**

1 This Direct Control District:

- (a) is intended to provide for **development** that is characterized by **Multi-Residential Development** on site within the Centre City area of the city;
- (b) has **Multi-Residential Development** provisions that will provide intense **development**;

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- (c) has **Multi-Residential Development** provisions where intensity is measured by **floor area ratio** to provide flexibility in **building** form and **Dwelling Unit** size and number;
- (d) provides direction for a **building** form that is street oriented at **grade**;
- (e) has a maximum base **density** with the opportunity for a **density** bonus over and above base **density** to achieve public benefit and amenities within the same community; and
- (f) is primarily residential with a limited range of **uses** in the Residential Group, Eating and Drinking Group, Culture and Leisure Group, Personal Service Group of Schedule A of Bylaw 1P2007, and a limited range of support commercial **uses**, restricted in size and location within the **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**

- 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.

**Defined Uses**

- 4** In this Direct Control District,
- (1) **Hotel – Minor**
    - (a) Means a **use**:
      - (i) where sleeping accommodation, other than a **Dwelling Unit**, is provided to visitors for remuneration;
      - (ii) that is located within a building containing a **multi-residential development**;
    - (b) is a **use** within the Residential Group in Schedule A of Bylaw 1P2007;
    - (c) that has a maximum **use** area of 50 per cent of the **Gross Floor Area** of the **building** in which the **use** is located; requires a

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minimum of 1.0 **motor vehicle parking stalls** per 3.0 guest rooms; and

(d) does not require **bicycle parking stalls – class 1 or class 2**.

**(2) Meeting Room**

(a) Means a use:

(i) That provides facilities for meetings, seminars, and conventions, or other special events for the exclusive use of guests or residents of the building;

(ii) That does not include any **use** listed in the Eating and Drinking Group in Schedule A;

(b) Must not have a **public area** greater than 75.0 square metres; and

(c) Does not require motor vehicle or **bicycle parking stalls**.

**Permitted Uses**

**5** The **permitted uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Part 11 of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

**Discretionary Uses**

**6** The **discretionary uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Part 11 of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District, with the additional **discretionary uses** of:

(a) **Fitness Centre;**

(b) **Hotel – Minor;**

(c) **Indoor recreation facility;**

(d) **Live Work Unit;**

(e) **Meeting Room;**

(f) **Restaurant Food Service Only – Small;**

(g) **Restaurant Food Service Only – Medium;**

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- (h) **Restaurant Licensed – Small**
- (i) **Restaurant Licensed – Medium**
- (j) **Temporary Residential Sales Centre; and**
- (k) **Utility Building.**

**Bylaw 1P2007 District Rules**

- 7 Unless otherwise specified, the rules of the Centre City Multi-Residential High Rise District (CC-MH) of Part 11 of Bylaw 1P2007 apply in this Direct Control District.

**Landscaping**

- 8 A minimum of 20 per cent of the area of the *parcel* or all needed *setback areas* at *grade* must be a hard or soft *landscaped area*, whichever is greater.

**Use Area**

- 9 (1) Only those *uses* listed in the Residential Group of Schedule A to this Bylaw, with the exception of *Hotel – Minor uses*, may share an area of a parking structure with residential *uses*.
- (2) All *uses* may share an entrance to areas of a parking structure.
- (3) The *use* of *Live Work Unit* is only allowed to be located on the first 4 storeys of the *building* and may not be located above any *Dwelling Unit*.
- (4) For the purposes of this Direct Control District, the maximum *Public Area* of *Restaurant : Licensed – Medium* and *Restaurant : Food Service Only – Medium* is 200 square metres.

**Parking**

- 10 *Hotel – Minor uses* requires a minimum of 1 *motor vehicle parking stalls* per 3.0 guest rooms.