

BYLAW NUMBER 70D2011

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2011-0009)**

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;

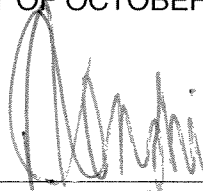
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 4TH DAY OF OCTOBER, 2011.

READ A SECOND TIME, AS AMENDED, THIS 4TH DAY OF OCTOBER, 2011.

READ A THIRD TIME, AS AMENDED, THIS 4TH DAY OF OCTOBER, 2011.



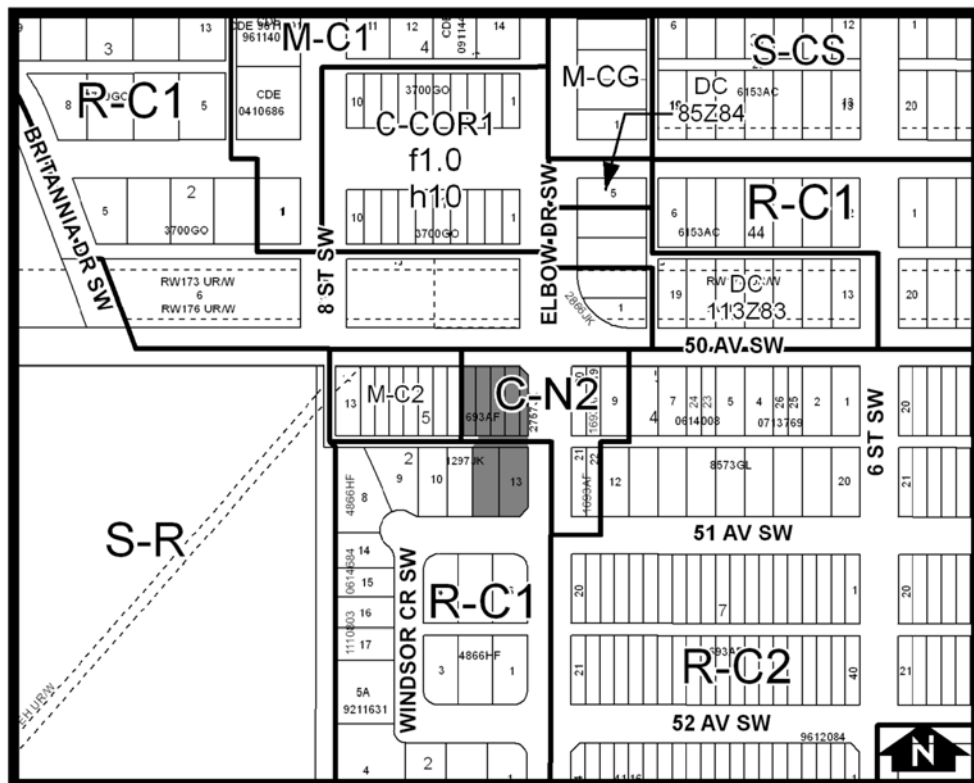
MAYOR
SIGNED THIS 13TH DAY OF OCTOBER, 2011.



ACTING CITY CLERK
SIGNED THIS 13TH DAY OF OCTOBER, 2011.

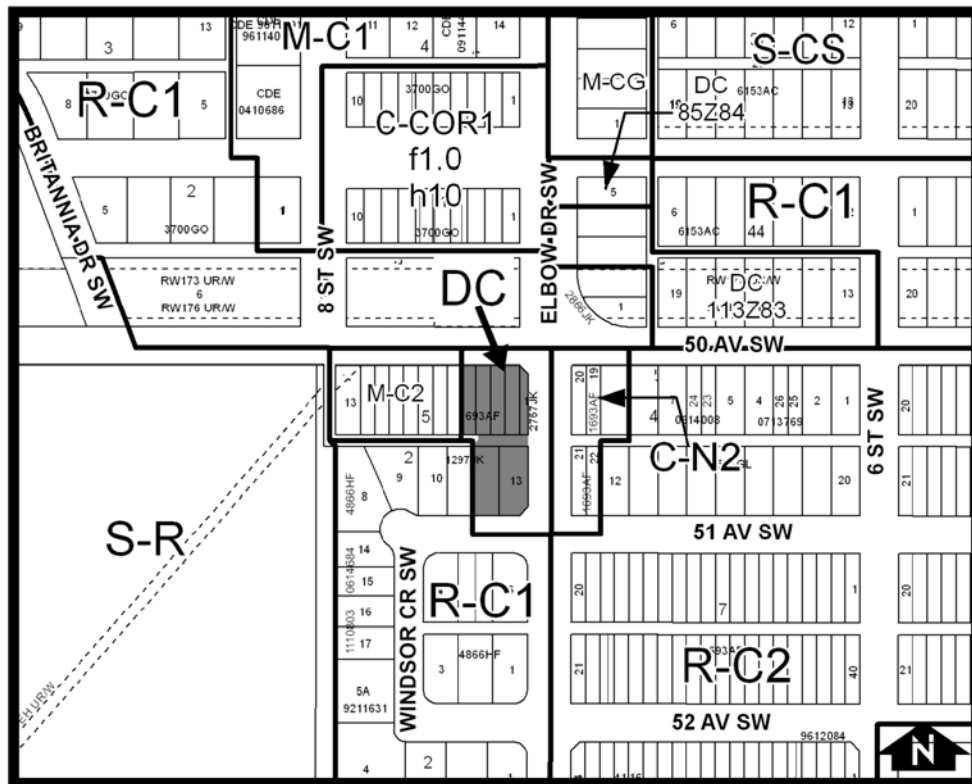
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SCHEDULE A



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SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to:

- (a) provide for **development** that is appropriate for a neighborhood corridor;
- (b) provide for **development** that limits the effect of commercial **uses** on adjoining **residential districts**;

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- (c) establishes setbacks, heights and landscaping requirements for the subject **parcel** that are appropriate for the **parcel** context; and,
- (d) provides for site specific parking requirements.

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.

Permitted Uses

- 4** The **permitted uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5** The **discretionary uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 6** Unless otherwise specified, the rules of Commercial – Corridor 1(C-COR1) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7** The maximum **floor area ratio** for the **parcel** is 3.0 FAR.

Building Height

- 8**
- (1) The maximum **building height** is 5.4 metres within 3.5 metres from the **property line** shared with 50 Avenue SW.
 - (2) The maximum **building height** is 10.0 metres within:
 - (a) 24.0 metres from the **property line** shared with Windsor Crescent SW; and
 - (b) 5.0 metres from the **property line** shared with a **low density residential district**.
 - (3) Except as indicated in subsection (2), the maximum **building height** of the **building** is 13.5 metres within:
 - (a) 30.0 metres from the **property line** shared with Windsor Crescent SW; and
 - (b) 13.0 metres from the **property line** shared with a **low density residential district**.
 - (4) In all other cases, the maximum **building height** is 21.0 metres.

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Maximum Use Area

- 9 (1) The maximum **use area** for **uses** on the ground floor of **buildings** is 525.0 square metres.
- (2) The total maximum **use area** for a **Medical Clinic uses** is 900.0 square metres.

Setback Area

- 10 The minimum depth of all **setback areas** must be equal to the minimum **building setback**.

Building Setbacks

- 11 (1) The minimum **building setback** from a **property line** shared with Windsor Crescent SW is 4.6 metres.
- (2) The minimum **building setback** from a **property line** shared with 50 Avenue SW is 0.5 metres.
- (3) The **building setback** from a **property line** shared with Elbow Drive SW is a minimum of 0.3 metres and a maximum of 1.0 metres.
- (4) Where a **parcel** shares a **property line** with a **parcel** designated as a **low density residential district**, the minimum **building setback** is 5.0 metres.
- (5) The minimum **building setback** from the **property line** shared with a **multi-residential district** is zero metres.

Projections

- 12 (1) Architectural features, such as cornices, columns and awnings, may project into the **building setback** a maximum of 0.9 metres.
- (2) The structured entrance to an underground parkade may project into a **setback area** a maximum of 3.2 metres.

Landscaping

- 13 (1) The **setback** shared with Windsor Crescent SW must be either a **soft surfaced landscaped area** or **hard landscaped area**.
- (2) Where a **setback area** shares a **property line** with a **parcel** designated as a **low density residential district**, the **setback area** must:
- (a) be a **soft surfaced landscaped area**;
 - (b) provide a minimum of 2.0 trees and 4.0 shrubs:
 - (i) for every 30.0 square metres; or
 - (ii) for every 45.0 square metres, where irrigation is provided by a **low water irrigation system**;
 - (c) provide trees planted in a linear arrangement along the length of the **property line**;
 - (d) provide deciduous trees that have a minimum **caliper** of 85 millimeters; and
- (3) There is no requirement for coniferous trees.
- (4) That the entirety of the “u” shaped existing lane located to the east of the subject site be paved.

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Minimum Required Motor Vehicle Parking Stalls

14 Unless otherwise referenced in this section, parking is required as per Bylaw 1P2007:

- (a) The minimum number of *motor vehicle parking stalls* for **Medical Clinic uses** is 3.5 stalls per 100.0 square metres of total **gross usable floor area** when located on floors above the ground floor.
- (b) The cumulative number of *motor vehicle parking stalls* referenced in Land Use Bylaw 1P2007 may be reduced by 5% of the total cumulative number of *motor vehicle parking stalls* if the **parcel** is adjacent to **frequent bus service**.