

BYLAW NUMBER 36D2013

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2012-0005)

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 6TH DAY OF MAY, 2013.

READ A SECOND TIME THIS 6TH DAY OF MAY, 2013.

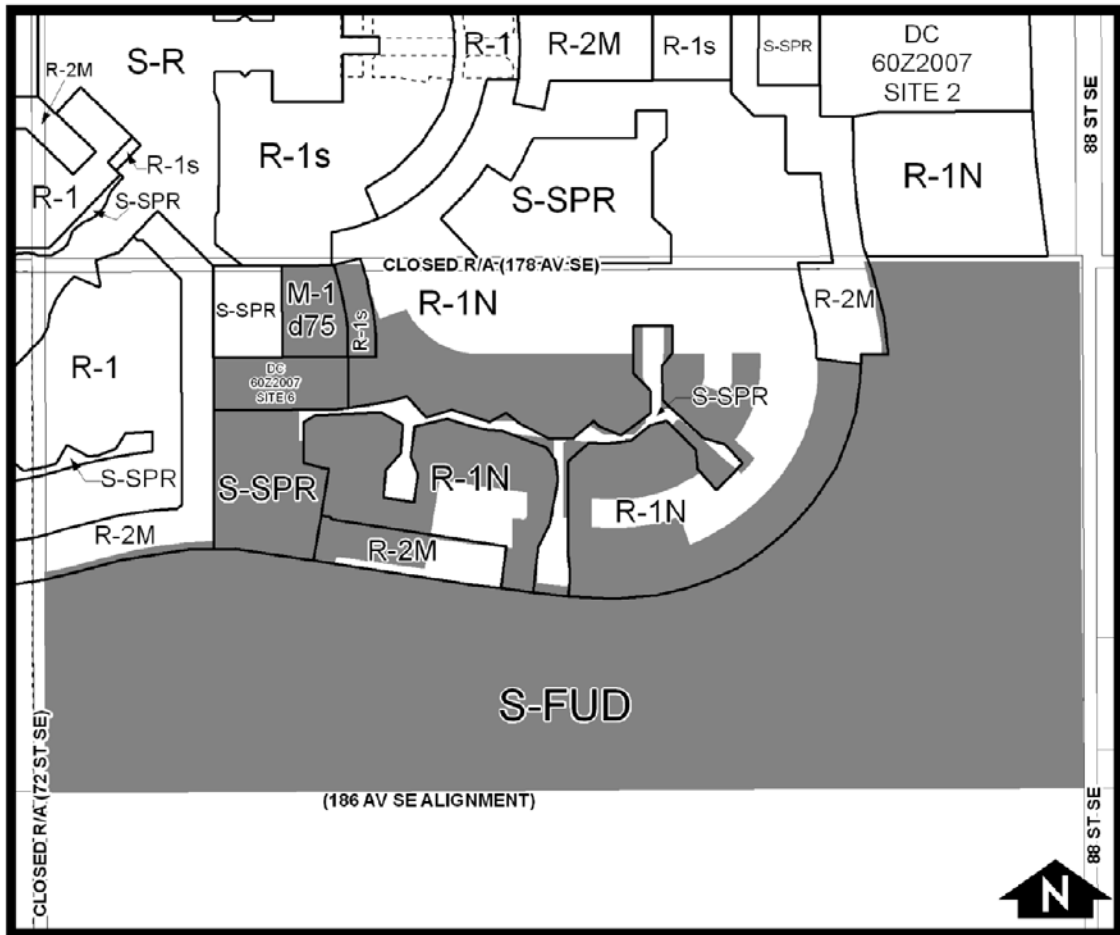
READ A THIRD TIME THIS 6TH DAY OF MAY, 2013.

MAYOR
SIGNED THIS 6TH DAY OF MAY, 2013.

ACTING CITY CLERK
SIGNED THIS 6TH DAY OF MAY, 2013.

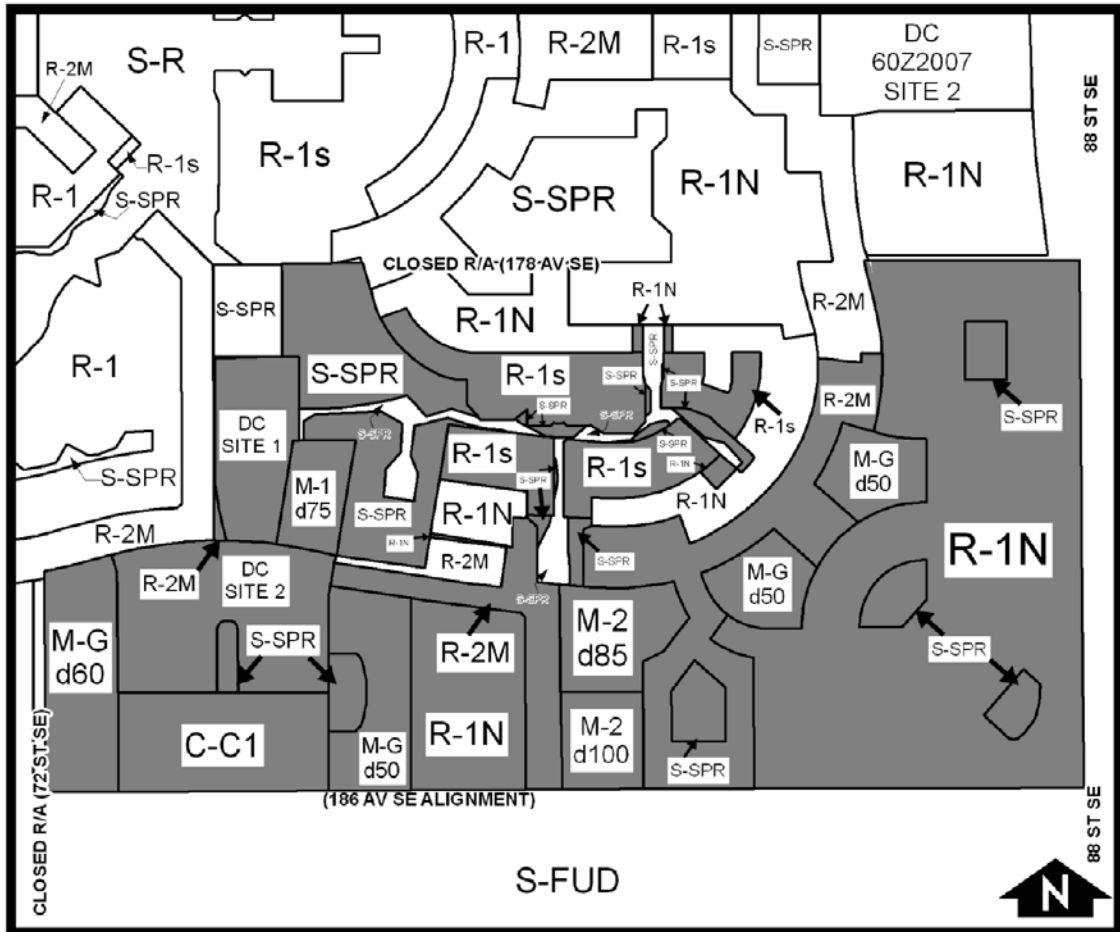
AMENDMENT LOC2012-0005
BYLAW NUMBER 36D2013

SCHEDULE A



AMENDMENT LOC2012-0005
BYLAW NUMBER 36D2013

SCHEDULE B



DC DIRECT CONTROL DISTRICT

**AMENDMENT LOC2012-0005
BYLAW NUMBER 36D2013**

Site 1 (Historic Ranch)

2.9ha (7.1 ac)

Purpose

- 1 This Direct Control District is intended to provide for:
 - (a) the preservation and enhancement of the existing **historic ranch** as the focus of social and cultural activity for the neighbourhood; and
 - (b) the opportunity to develop a community education or training facility, farmer's market, community garden and **Petting Zoo** that are complementary to the **historic ranch**.

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.

General Definitions

- 4 In this Direct Control District,
 - (a) "**historic ranch**" means the land and all existing **buildings** on the Ollerenshaw Ranch **parcel**.

Defined Uses

- 5 In this Direct Control District,
 - (a) "**Petting Zoo**" means a **use**:
 - (i) where a collection of farm or docile wild animals, such as goats, ducks, sheep, turtles and deer, are boarded overnight or for periods greater than 24 hours;
 - (ii) that does not include **Pet Care Service, Veterinary Clinic** or **Kennel**;

**AMENDMENT LOC2012-0005
BYLAW NUMBER 36D2013**

- (iii) that may include outside enclosures, pens, runs or exercise areas where people may interact with, feed and pet animals;
- (iv) that has a maximum **gross floor area** of 1000.0 square metres;
- (v) must not be located within 45.0 metres of a **residential district**;
- (vi) does not require **bicycle parking stalls – class 1** or **class 2**.

Permitted Uses

6 The following **uses** are **permitted uses** in this Direct Control District:

- (a) **Natural Area**; and
- (b) **Park**.

Discretionary Uses

7 The following **uses** are **discretionary uses** in this Direct Control District:

- (a) **Accessory Residential Building**;
- (b) **Child Care Service**;
- (c) **Food Kiosk**;
- (d) **Instructional Facility**;
- (e) **Library**;
- (f) **Market**;
- (g) **Museum**;
- (h) **Outdoor Recreation Area**;
- (i) **Performing Arts Centre**;
- (j) **Restaurant: Licensed – Medium**;
- (k) **Retail Garden Centre**;
- (l) **Petting Zoo**;

**AMENDMENT LOC2012-0005
BYLAW NUMBER 36D2013**

- (m) **School – Private;**
- (n) **Service Organization;**
- (o) **Sign – Class C;**
- (p) **Sign – Class D;**
- (q) **Sign – Class E;**
- (r) **Single Detached Dwelling;**
- (s) **Social Organization;** and
- (t) **Special Function - Class 1.**

Bylaw 1P2007 District Rules

- 8** Unless otherwise specified, the rules of the Special – Community Institutional (S-CI) District of Bylaw 1P2007 apply in this Direct Control District.

Use Area

- 9** The maximum *use area* of a:
- (a) **Market** is 1,394 square metres; and
 - (b) **Retail Garden Centre** is 465 square metres.

Historic Ranch Development Rules

- 10** (1) All existing **Single Detached Dwellings** and temporary structures such as greenhouses, pole barns and quanset huts, may be removed, demolished, maintained, moved or enhanced within the *historic ranch* site.
- (2) *Development* of additional *units* may only be allowed if the *uses* of **Market**, **Instructional Facility** and **Outdoor Recreation Area** are all approved and exist on site.

Required Motor Vehicle Stalls

- 11** A **Petting Zoo** will require a minimum of 4.0 *motor vehicle parking stalls* per 100.0 square metres of *gross usable floor area*.

AMENDMENT LOC2012-0005
BYLAW NUMBER 36D2013

Site 2

5.5 ha (13.7 ac)

Purpose

- 1 This Direct Control District is intended to be characterized by:
 - (a) storefronts along the continuous block face of a **primary commercial street**;
 - (b) **buildings** that are close to each other, the **street** and the public sidewalk;
 - (c) opportunities for mixed use commercial, office and residential **development** along a Neighbourhood Corridor;
 - (d) a higher standard of **building** design and interface treatment along **primary** and **secondary commercial streets**;
 - (e) motor vehicle access and parking provided at the rear of **buildings**; and
 - (f) limited parking requirements for **Office** and **Retail and Consumer Service uses** along a Neighbourhood Corridor.

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.

General Definitions

- 4 In this Direct Control District,
 - (a) “**commercial uses**” means all **permitted** and **discretionary uses** in this Direct Control District other than **Assisted Living, Dwelling Units, Live Work Units** and **Residential Care**.
 - (b) “**primary commercial street**” means the public rights-of-way of Mercado Street, and Mercado Square; and
 - (c) “**secondary commercial street**” means the public rights-of-way of Mercado Avenue and Mercado Lane.

**AMENDMENT LOC2012-0005
BYLAW NUMBER 36D2013**

Permitted Uses

- 5 The ***permitted uses*** of the Commercial – Corridor 1 (C-COR1) District are the ***permitted uses*** in this Direct Control District with the exclusion of:
- (a) **Office.**

Discretionary Uses

- 6 The ***discretionary uses*** of the Commercial – Corridor 1 (C-COR1) District are the ***discretionary uses*** in this Direct Control District with the addition of:
- (a) **Multi-Residential Development;** and
 - (b) **Office.**

Bylaw 1P2007 District Rules

- 7 Unless otherwise specified, the rules of the Commercial – Corridor 1 (C-COR-1) District of Land Use Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 8 The maximum ***floor area ratio*** for ***parcels*** is 1.0.

Building Height

- 9 (1) The minimum ***building height*** is 6.0 metres.
- (2) The maximum ***building height*** is 15.0 metres.

Building Façade

- 10 (1) The length of the ***building*** façade that faces a ***primary commercial street*** must be a minimum of 80.0 per cent of the length of the ***property line*** it faces.
- (2) The length of the ***building*** façade that faces a ***secondary commercial street*** must be a minimum of 50.0 per cent of the length of the ***property line*** it faces.
- (3) In calculating the length of the ***building*** façade, the depth of any required ***rear*** or ***side setback areas*** referenced in this section will not be included as part of the length of the ***property line***.

**AMENDMENT LOC2012-0005
BYLAW NUMBER 36D2013**

Use Area

- 11 (1) Unless otherwise referenced in subsection (3) and (4), the maximum **use area** for **uses** on the ground floor of **buildings** in this Direct Control District is 930.0 square metres.
- (2) Unless otherwise referenced in subsection (3), there is no maximum **use area** requirement for **uses** located on upper floors of **buildings** in this Direct Control District.
- (3) The maximum **use area** of a:
- (a) **Catering Service – Minor** or a **Catering Service – Minor** combined with any other **use**, is 300 square metres;
 - (b) **Cinema**, or a **Cinema** combined with any other **use**, is 550 square metres.
 - (c) **Supermarket**, or a **Supermarket** combined with any other **use**, is 1858 square metres.
- (4) The following **uses** do not have a **use area** restriction:
- (a) **Addiction Treatment**;
 - (b) **Custodial Care**;
 - (c) **Dwelling Unit**;
 - (d) **Hotel**; and
 - (e) **Residential Care**.

Location of Uses

- 12 (1) The following **uses** must not be located on the ground floor of **buildings**:
- (a) **Counseling Service**;
 - (b) **Instructional Facility**;
 - (c) **Place of Worship – Small**;
 - (d) **Post-secondary Learning Institution**;
 - (e) **Residential Care**; and
 - (f) **Social Organization**.

**AMENDMENT LOC2012-0005
BYLAW NUMBER 36D2013**

- (2) **Commercial uses and Live Work Units:**
- (a) may be located on the same floor as **Addiction Treatment, Custodial Care, Dwelling Units and Residential Care**; and
 - (b) must not share an internal hallway with **Addiction Treatment, Custodial Care, Dwelling Units and Residential Care**.
- (3) A **Supermarket** must share a **property line** with a **secondary commercial street**.

Minimum Required Motor Vehicle Parking Stalls

- 13 (1) The minimum number of **motor vehicle parking stalls**:
- (a) for each **Dwelling Unit** is:
 - (i) 0.75 **stalls** per **unit** for resident parking; and
 - (ii) 0.1 **visitor parking stalls**;
 - (b) for each **Live Work Unit** is:
 - (i) 0.5 **stalls** per **unit** for resident parking; and
 - (ii) 0.5 **visitor parking stalls**;
 - (c) for a **Drinking Establishment – Small, Restaurant: Food Service Only – Small and Restaurant: Licensed-Small** is 1.7 stalls per 10.0 square metres of **public area**;
 - (d) for an **Office** when a **property line** is shared with a **primary commercial street** is 1.5 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
 - (e) for **Retail and Consumer Service** that shares a **property line** with the **primary commercial street** is 3.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**.
 - (f) for all other **uses** is the minimum requirement referenced in Part 4 of Bylaw 1P2007.