

BYLAW NUMBER 53D2018

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0058)


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;

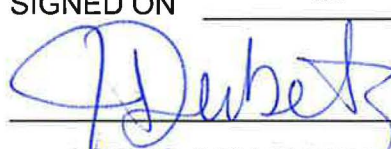
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 ON MARCH 19 2018
READ A SECOND TIME ON MARCH 19 2018
READ A THIRD TIME ON MARCH 19 2018



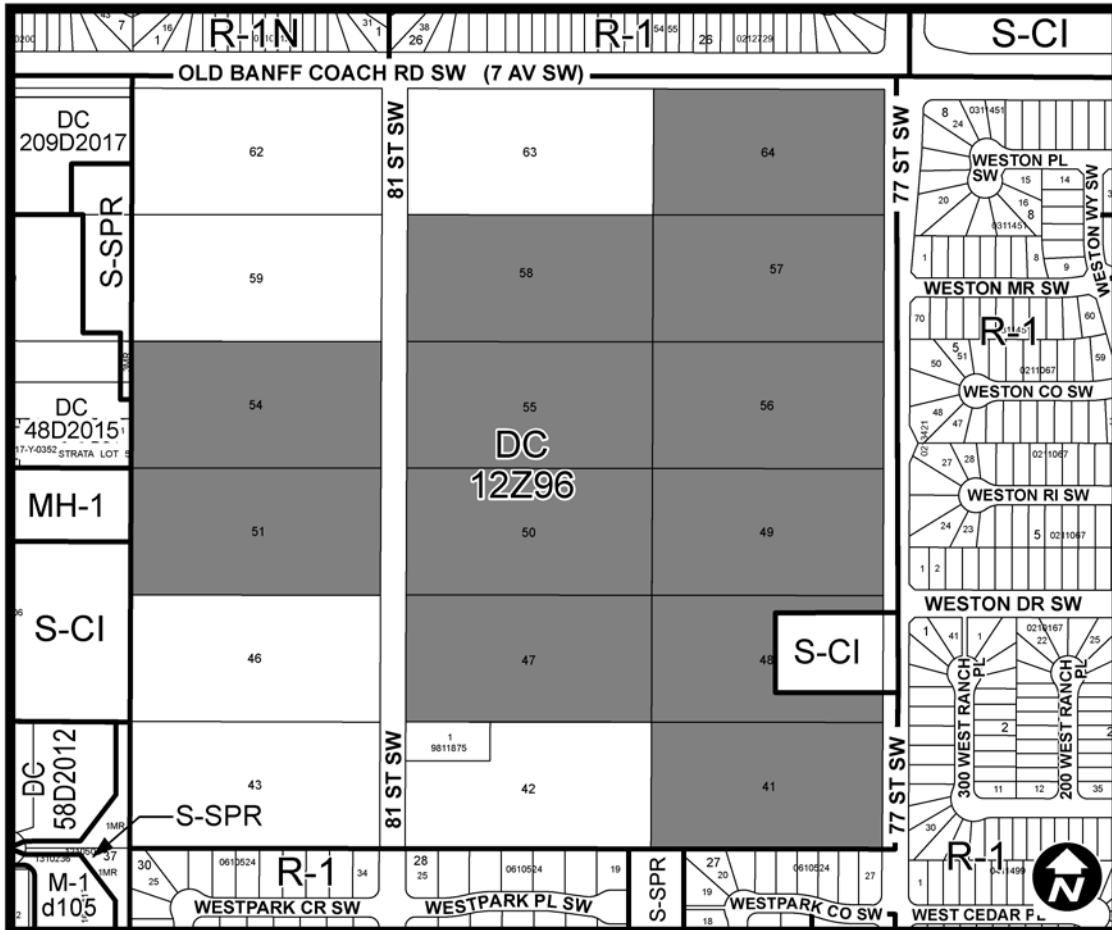
MAYOR

SIGNED ON MARCH 19 2018


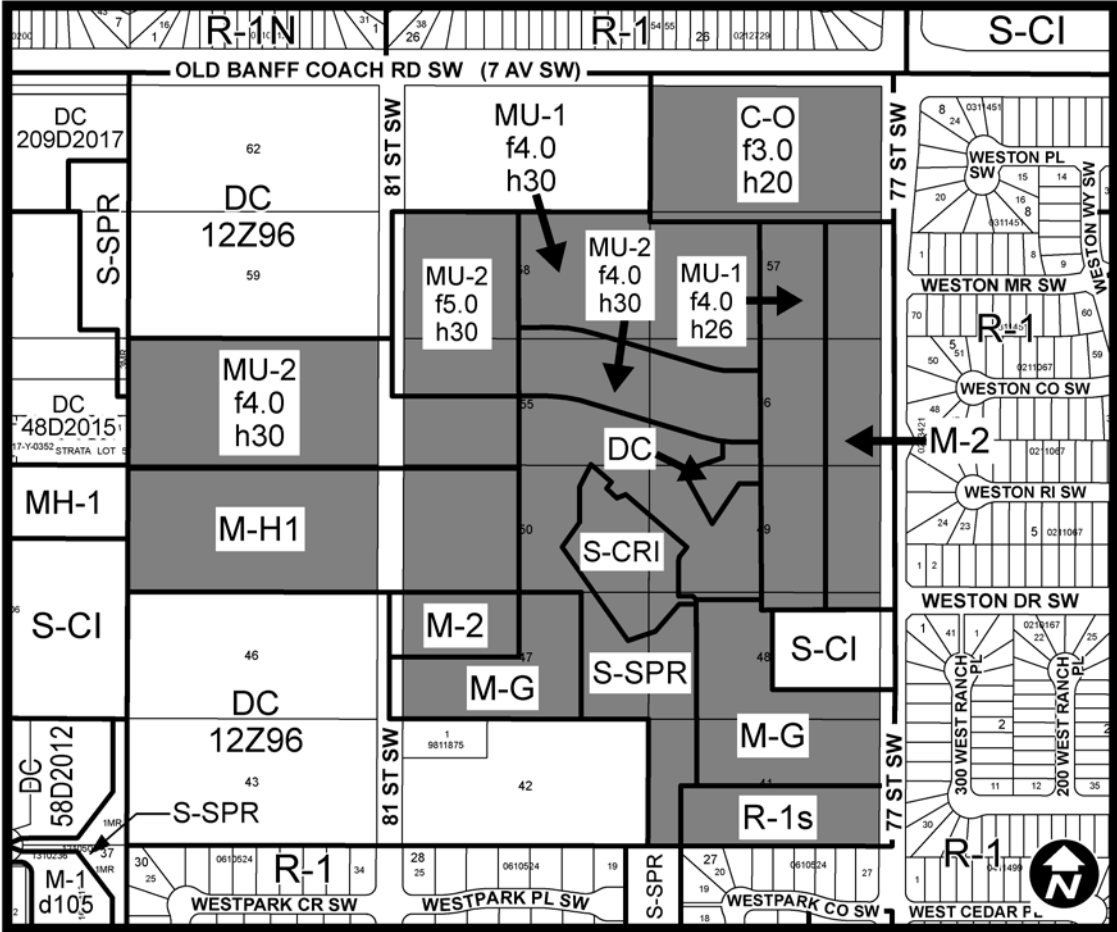
ACTING CITY CLERK

SIGNED ON MARCH 19 2018

SCHEDULE A



SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to:
 - (a) accommodate the **development** of an architecturally significant **building** that is integrated with the **park**; and
 - (b) accommodate a range of **uses** to create a neighbourhood commercial gathering place with active frontages.

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 – Neighbourhood 1 (C-N1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District:

- (a) with the exclusion of:

- (i) **Counselling Service;**
- (ii) **Financial Institution;**
- (iii) **Health Services Laboratory – With Clients;**
- (iv) **Home Based Child Care – Class 1;**
- (v) **Home Occupation – Class 1;**
- (vi) **Medical Clinic;**
- (vii) **Office;**
- (viii) **Pet Care Service;** and
- (ix) **Print Centre.**

Discretionary Uses

- 5 The **discretionary uses** of the Commercial – Neighbourhood 1 (C-N1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District:

- (a) with the addition of:

- (i) **Accessory Liquor Service;**
- (ii) **Amusement Arcade;**
- (iii) **Billiard Parlour;**
- (iv) **Community Recreation Facility;**
- (v) **Conference and Event Facility;**
- (vi) **Dinner Theatre;**
- (vii) **Food Kiosk;**
- (viii) **Indoor Recreation Facility;**
- (ix) **Market;**
- (x) **Market – Minor;**
- (xi) **Museum;**
- (xii) **Restaurant: Food Service Only – Medium;** and
- (xiii) **Restaurant: Licensed – Medium.**

- (b) with the exclusion of:

- (i) **Addiction Treatment;**
- (ii) **Assisted Living;**
- (iii) **Custodial Care;**
- (iv) **Dwelling Unit;**
- (v) **Home Occupation – Class 2;**

- (vi) **Live Work Unit;**
- (vii) **Medical Marihuana Counselling;**
- (viii) **Place of Worship – Small;** and
- (ix) **Residential Care.**

Bylaw 1P2007 District Rules

- 6** Unless otherwise specified, the rules of the Commercial – Neighbourhood 1 (C-N1) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7** The maximum *floor area ratio* is 1.5.

Building Height

- 8** The maximum *building height* is 17.0 metres.

Setback Area

- 9** (1) Where the *parcel* shares a *property line* with a *special purpose district* the *setback area* must have a minimum depth of 3.0 metres.
- (2) In all other cases there is no requirement for a *front setback area*.