

BYLAW NUMBER 137D2021

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2020-0163/CPC2021-1013)**

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;

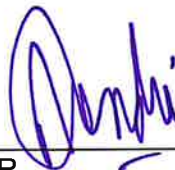
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 replacing it with 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 SEPTEMBER 14, 2021

READ A SECOND TIME ON SEPTEMBER 14, 2021

READ A THIRD TIME ON SEPTEMBER 14, 2021

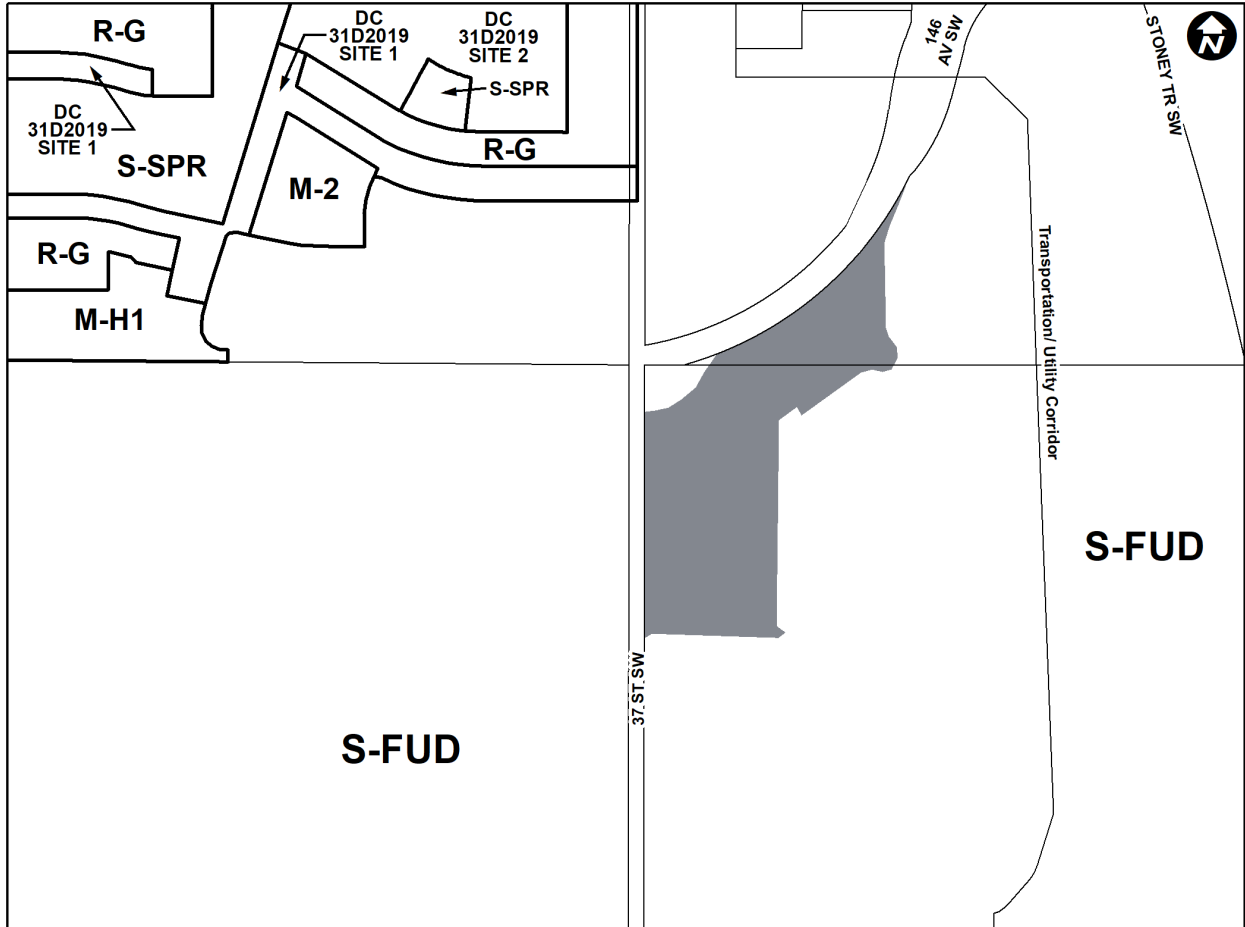


MAYOR
SIGNED ON SEPTEMBER 14, 2021

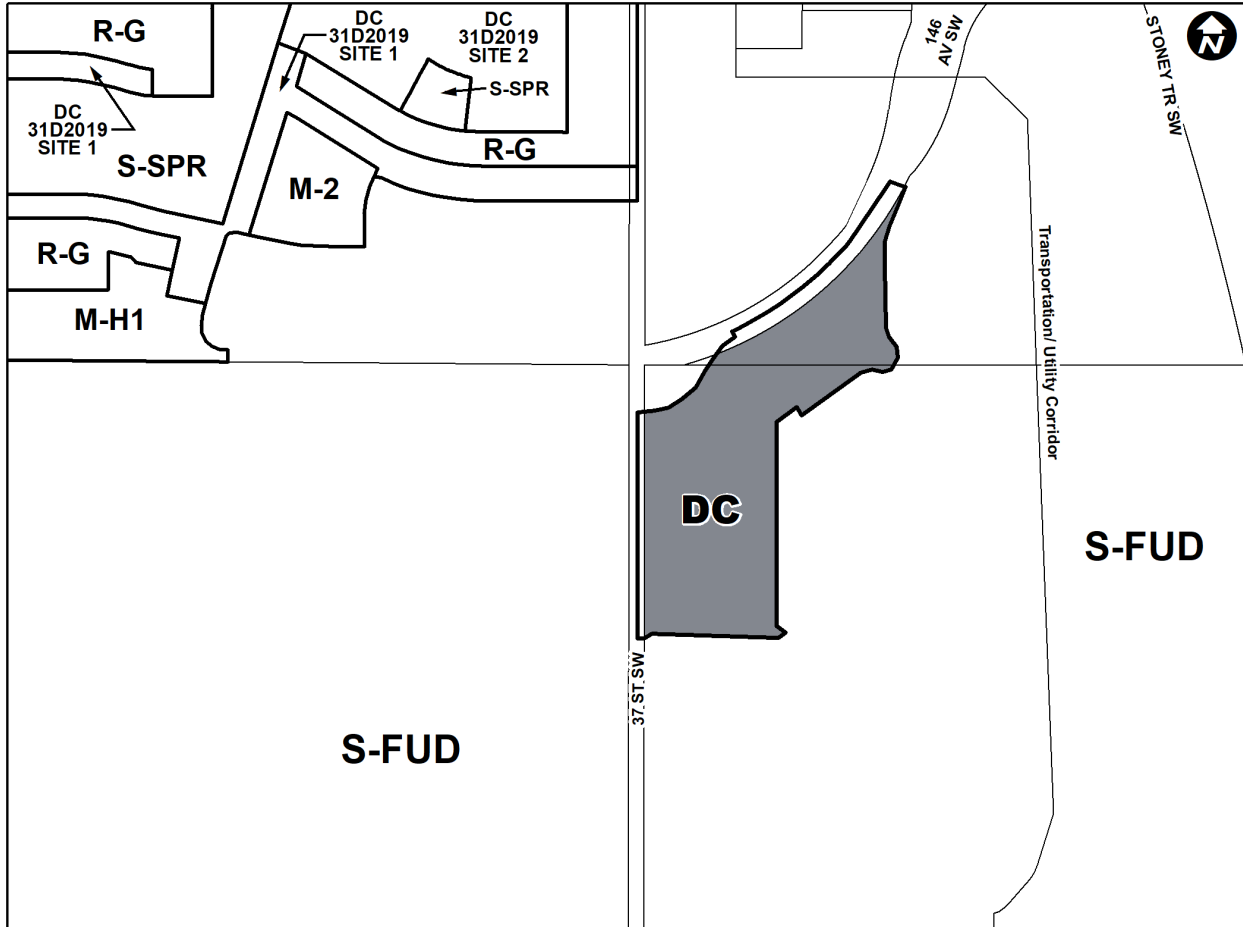


ACTING CITY CLERK
SIGNED ON SEPTEMBER 14, 2021

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to:
 - (a) provide for a mix of uses that include large scale culture, education, office and institutional facilities;
 - (b) provide opportunities for a spectator sports facility and indoor recreation facility; and
 - (c) provide for multi-residential opportunities that are integrated and supportive of adjacent commercial, institutional and office uses.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified in this Direct Control District Bylaw, the rules and provisions of Parts 1, 2, 3, and 4 of Bylaw 1P2007 apply.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District Bylaw, 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 Special Purpose – Community Institution (S-CI) District of Bylaw 1P2007 are the **permitted uses** of this Direct Control District.

Discretionary Uses

- 5 (1) The **discretionary uses** of the Special Purpose – Community Institution (S-CI) District of Bylaw 1P2007 are the **discretionary uses** of this Direct Control District with the addition of:
- (a) **Amusement Arcade;**
 - (b) **Assisted Living;**
 - (c) **Cinema;**
 - (d) **Community Recreation Facility;**
 - (e) **Drinking Establishment - Small;**
 - (f) **Indoor Recreational Facility;**
 - (g) **Information and Service Provider;**
 - (h) **Fitness Centre;**
 - (i) **Medical Clinic;**
 - (j) **Multi-Residential Development;**
 - (k) **Outdoor Café;**
 - (l) **Outdoor Recreation Area;**
 - (m) **Office;**
 - (n) **Parking Lot – Structure;**
 - (o) **Retail and Consumer Service; and**
 - (p) **Take Out Food Service.**
- (2) Sections 1055(2) and 1055(3) of Bylaw 1P2007 do not apply in this Direct Control District Bylaw.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Special Purpose – Community Institution (S-CI) District of Bylaw 1P2007 apply to this Direct Control District.

Building Height

- 7 The maximum **building height** is 26 metres.

Front Setback Area

- 8 The **front setback area** must have a minimum depth of 3.0 metres.

Landscaping In Setback Areas

- 9 (1) All **setback areas** on a **parcel**, not including those portions specifically required for motor vehicle access, sidewalks, or any other purpose allowed by the **Development Authority**, must be a **soft surfaced landscaped area**.

- (2) All **setback areas** must provide a minimum of:
- (a) 1.2 trees for every 70.0 square metres for the **use of School Authority – School**; and
 - (b) 1.0 trees and 2.0 shrubs for every 45.0 square metres for all other **uses**.

Underground Irrigation for School Authority – School

- 10** All **soft surfaced landscaped areas** on a **parcel** with **buildings** used or previously used for **School Authority – School** do not require an underground irrigation system.

Relaxations

- 11** The **Development Authority** may relax the rules contained in Sections 6, 8 and 9 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.