

# THE CITY OF CALGARY

## LAND USE BYLAW 1P2007

### OFFICE CONSOLIDATION

#### BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

|         |                    |         |                    |         |                   |
|---------|--------------------|---------|--------------------|---------|-------------------|
| 11P2008 | June 1, 2008       | 26P2010 | May 17, 2010       | 7P2014  | April 14, 2014    |
| 13P2008 | June 1, 2008       | 12P2010 | June 7, 2010       | 33P2013 | June 9, 2014      |
| 15P2008 | June 1, 2008       | 19P2010 | June 7, 2010       | 13P2014 | June 9, 2014      |
| 47P2008 | June 1, 2008       | 23P2010 | June 7, 2010       | 15P2014 | June 9, 2014      |
| 48P2008 | June 1, 2008       | 32P2010 | July 26, 2010      | 11P2014 | June 19, 2014     |
| 49P2008 | June 1, 2008       | 34P2010 | August 19, 2010    | 24P2014 | October 27, 2014  |
| 50P2008 | June 1, 2008       | 39P2010 | November 22, 2010  | 37P2014 | December 22, 2014 |
| 53P2008 | June 1, 2008       | 7P2011  | January 10, 2011   | 5P2015  | March 9, 2015     |
| 54P2008 | May 12, 2008       | 13P2011 | February 7, 2011   | 13P2015 | May 13, 2015      |
| 57P2008 | June 9, 2008       | 21P2011 | June 20, 2011      | 26P2015 | September 1, 2015 |
| 67P2008 | October 1, 2008    | 24P2011 | June 27, 2011      | 43P2015 | November 9, 2015  |
| 68P2008 | October 6, 2008    | 27P2011 | July 1, 2011       | 40P2015 | November 9, 2015  |
| 71P2008 | December 22, 2008  | 30P2011 | July 25, 2011      | 45P2015 | December 8, 2015  |
| 51P2008 | January 4, 2009    | 31P2011 | September 12, 2011 | 15P2016 | April 22, 2016    |
| 75P2008 | January 4, 2009    | 33P2011 | September 19, 2011 | 22P2016 | May 2, 2016       |
| 1P2009  | January 26, 2009   | 35P2011 | December 5, 2011   | 23P2016 | May 24, 2016      |
| 10P2009 | April 21, 2009     | 36P2011 | December 5, 2011   | 27P2016 | June 13, 2016     |
| 17P2009 | June 1, 2009       | 4P2012  | January 10, 2012   | 29P2016 | June 13, 2016     |
| 28P2009 | July 13, 2009      | 2P2012  | February 6, 2012   | 28P2016 | June 14, 2016     |
| 31P2009 | September 14, 2009 | 9P2012  | April 23, 2012     | 43P2016 | November 21, 2016 |
| 41P2009 | October 13, 2009   | 12P2012 | May 7, 2012        | 4P2017  | January 23, 2017  |
| 32P2009 | December 14, 2009  | 30P2012 | November 5, 2012   | 5P2017  | February 13, 2017 |
| 46P2009 | December 14, 2009  | 32P2012 | December 3, 2012   | 13P2017 | March 27, 2017    |
| 38P2009 | December 15, 2009  | 4P2013  | March 1, 2013      |         |                   |
| 3P2010  | March 1, 2010      | 5P2013  | March 25, 2013     |         |                   |
| 11P201  | April 19, 2010     | 38P2013 | September 2, 2013  |         |                   |
| 14P2010 | May 17, 2010       | 44P2013 | December 2, 2013   |         |                   |

**NOTE:**

Amending Bylaw numbers are located in the text of this document to identify that a change has occurred in a Section, Subsection or Clause. Amending Bylaws should be consulted for detailed information. Where the amendment corrected spelling, punctuation or type face, the amending bylaw number has not been noted in the document.

This document is consolidated for convenience only. The official Bylaw and all amendments thereto are available from the City Clerk and should be consulted in interpreting and applying this Bylaw.

Printed by the City Clerk by authority of City Council.

**Land Use Planning in the Province of Alberta is regulated by the Municipal Government Act, Part 17, which contains the following purpose statement:**

*The purpose of this Part and the regulations and bylaws under this Part is to provide means whereby plans and related matters may be prepared and adopted*

*(a) to achieve the orderly, economical and beneficial development, use of land and patterns of human settlement, and*

*(b) to maintain and improve the quality of the physical environment within which patterns of human settlement are situated in Alberta,*

*without infringing on the rights of individuals for any public interest except to the extent that is necessary for the overall greater public interest.*

## **PUBLISHING INFORMATION**

**TITLE:** THE CALGARY LAND USE BYLAW 1P2007

**AUTHOR:** LAND USE BYLAW SUSTAINMENT TEAM,  
DEVELOPMENT & BUILDING APPROVALS,  
PLANNING IMPLEMENTATION

**STATUS:** APPROVED BY CITY COUNCIL  
2007 JULY 23

**PRINTING DATE:** 2008 AUGUST

**ADDITIONAL COPIES:** THE CITY OF CALGARY  
DEVELOPMENT & BUILDING APPROVALS  
PLANNING IMPLEMENTATION  
DOCUMENT SALES CENTRE #8135  
P.O. BOX 2100, STN M  
CALGARY, ALBERTA T2P 2M5

**PHONE:** CALL 3-1-1

**WEB:** [calgary.ca/landusebylaw](http://calgary.ca/landusebylaw)

**DOWNLOAD FROM:** [calgary.ca/landusebylaw](http://calgary.ca/landusebylaw)  
**GO TO:** The Calgary Land Use Bylaw, 1P2007

| SECTION | PAGE   |
|---------|--|
| 203.2   | General Industrial – Light ..... 181                   |
| 203.3   | General Industrial – Medium ..... 182                  |
| 204     | Health Services Laboratory – With Clients ..... 184    |
| 205     | Health Services Laboratory – Without Clients ..... 184 |
| 206     | Hide Processing Plant ..... 185                        |
| 206.1   | Home Based Child Care – Class 1 ..... 185              |
| 206.2   | Home Based Child Care – Class 2 ..... 185              |
| 207     | Home Occupation – Class 1 ..... 186                    |
| 208     | Home Occupation – Class 2 ..... 187                    |
| 208.1   | Hospital ..... 188                                     |
| 209     | Hotel ..... 188.1                                      |
| 210     | <i>deleted</i> ..... 188.1                             |
| 211     | Indoor Recreation Facility ..... 189                   |
| 212     | <i>deleted</i> ..... 189                               |
| 213     | <i>deleted</i> ..... 189                               |
| 214     | <i>deleted</i> ..... 189                               |
| 215     | <i>deleted</i> ..... 189                               |
| 216     | Information and Service Provider ..... 189             |
| 217     | Instructional Facility ..... 190                       |
| 218     | <i>deleted</i> ..... 191                               |
| 218.1   | Inter-City Bus Terminal ..... 191                      |
| 219     | Jail ..... 191   |
| 220     | Kennel ..... 192                                       |
| 221     | Large Vehicle and Equipment Sales ..... 192            |
| 222     | Large Vehicle Service ..... 193                        |
| 223     | Large Vehicle Wash ..... 193                           |
| 224     | Library ..... 194                                      |
| 225     | Liquor Store ..... 195                                 |
| 226     | Live Work Unit ..... 196                               |
| 227     | Manufactured Home ..... 201                            |
| 228     | Manufactured Home Park ..... 201                       |
| 229     | <i>deleted</i> ..... 202                               |
| 230     | <i>deleted</i> ..... 202                               |
| 231     | <i>deleted</i> ..... 202                               |
| 232     | Market ..... 202                                       |
| 232.1   | Market - Minor ..... 202                               |
| 233     | Medical Clinic ..... 203                               |
| 233.1   | Medical Marihuana Production Facility ..... 203        |
| 233.2   | Medical Marihuana Counselling ..... 205                |
| 234     | <i>deleted</i> ..... 205                               |
| 235     | <i>deleted</i> ..... 205                               |
| 236     | Motion Picture Filming Location ..... 205              |
| 237     | Motion Picture Production Facility ..... 206           |
| 238     | Motorized Recreation ..... 206                         |
| 239     | Multi-Residential Development ..... 207                |
| 240     | Multi-Residential Development – Minor ..... 207        |
| 241     | Municipal Works Depot ..... 208                        |
| 242     | Museum ..... 209                                       |
| 243     | Natural Area ..... 210                                 |

| SECTION | PAGE   |
|---------|--|
| 244     | Natural Resource Extraction ..... 210                                    |
| 245     | Night Club..... 211  |
| 246     | Office ..... 211   |
| 247     | Outdoor Café..... 212  |
| 248     | Outdoor Recreation Area..... 213   |
| 249     | Park ..... 221   |
| 250     | Park Maintenance Facility – Large ..... 221                              |
| 251     | Park Maintenance Facility – Small ..... 222                              |
| 252     | Parking Lot – Grade ..... 222  |
| 252.1   | Parking Lot - Grade (temporary) ..... 223                                |
| 253     | Parking Lot – Structure..... 223   |
| 254     | Pawn Shop ..... 223  |
| 254.1   | Payday Loan ..... 224  |
| 255     | Performing Arts Centre..... 225  |
| 256     | <i>deleted</i> ..... 225   |
| 257     | Pet Care Service ..... 225   |
| 258     | <i>deleted</i> ..... 225   |
| 259     | Pits and Quarries..... 225   |
| 260     | Place of Worship – Large ..... 226                                       |
| 261     | Place of Worship – Medium ..... 227                                      |
| 262     | Place of Worship – Small ..... 228                                       |
| 263     | Post-secondary Learning Institution ..... 229                            |
| 264     | Power Generation Facility – Large ..... 230                              |
| 265     | Power Generation Facility – Medium ..... 230                             |
| 266     | Power Generation Facility – Small ..... 231                              |
| 267     | Print Centre ..... 231   |
| 268     | Printing, Publishing and Distributing..... 232                           |
| 269     | <i>deleted</i> ..... 232   |
| 270     | Protective and Emergency Service ..... 232                               |
| 270.1   | Public Transit System..... 232   |
| 271     | Race Track ..... 233   |
| 272     | Radio and Television Studio ..... 233                                    |
| 273     | Recreational Vehicle Sales..... 234                                      |
| 274     | Recreational Vehicle Service..... 234                                    |
| 274.1   | Recycleable Construction Material Collection Depot (Temporary) ..... 234 |
| 275     | <i>deleted</i> ..... 235   |
| 276     | Refinery ..... 235   |
| 277     | Residential Care..... 236  |
| 278     | Restaurant: Food Service Only – Large ..... 236                          |
| 279     | Restaurant: Food Service Only – Medium ..... 237                         |
| 280     | Restaurant: Food Service Only – Small ..... 238                          |
| 281     | Restaurant: Licensed – Large ..... 238                                   |
| 282     | Restaurant: Licensed – Medium..... 239                                   |
| 283     | Restaurant: Licensed – Small ..... 240                                   |
| 283.1   | Restaurant: Neighborhood ..... 241                                       |
| 284     | Restored Building Products Sales Yard..... 241                           |
| 285     | Retail Garden Centre ..... 242   |
| 286     | <i>deleted</i> ..... 242   |
| 286.1   | Retail and Consumer Service..... 242                                     |
| 287     | Rowhouse Building..... 244   |

| SECTION   | PAGE |
|---|------|
| 1176 Use Area.....                                  | 713  |
| 1177 Motor Vehicle Parking Stall Requirements ..... | 714  |
| 1178 Supplies and Products .....                    | 715  |

### **Division 6: Centre City Commercial Corridor District (CC-COR)**

|  |     |
|--|-----|
| 1179 Purpose .....                           | 717 |
| 1180 Permitted Uses .....                    | 717 |
| 1181 Discretionary Uses .....                | 718 |
| 1182 Rules .....                             | 720 |
| 1183 Floor Area Ratio .....                  | 720 |
| 1184 Building Height .....                   | 720 |
| 1185 Building Orientation .....              | 720 |
| 1186 Building Facade.....                    | 721 |
| 1187 Vehicle Access .....                    | 721 |
| 1188 Use Area.....                           | 721 |
| 1189 Location of Uses within Buildings ..... | 722 |
| 1190 Front Setback Area.....                 | 723 |
| 1191 Rear Setback Area .....                 | 723 |
| 1192 Side Setback Area .....                 | 724 |
| 1193 Floor Plate Restrictions .....          | 725 |
| 1194 Landscaping in Setback Areas .....      | 725 |
| 1194.1 Parking .....                         | 726 |

### **Division 7: Rules Governing Centre City Bonus Overlays**

|  |     |
|--|-----|
| 1195 General.....                                  | 727 |
| 1196 Bonus Area Boundaries.....                    | 727 |
| 1197 Bonus Area A.....                             | 727 |
| 1198 Bonus Area B .....                            | 728 |
| 1199 Bonus Area C .....                            | 728 |
| 1200 Bonus Area D .....                            | 728 |
| 1201 Bonus Area E .....                            | 728 |
| 1202 Heritage Density Transfer Increase.....       | 728 |
| 1203 Bonus Earning Items .....                     | 728 |
| 1204 Sustainable Building Feature Limitation ..... | 729 |
| 1205 Density Transfer Limitation.....              | 729 |
| 1206 Bonus Floor Area Calculation (Method 1) ..... | 729 |
| 1207 Bonus Floor Area Calculation (Method 2) ..... | 730 |
| 1208 Bonus Floor Area Calculation (Method 3) ..... | 730 |
| 1209 Bonus Floor Area Calculation (Method 4) ..... | 731 |
| 1210 Bonus Floor Area Calculation (Method 5) ..... | 731 |
| 1211 Bonus Floor Area Calculation (Method 6) ..... | 731 |
| 1212 Heritage Density Transfer.....                | 731 |
| 1213 Indoor Community Amenity Space .....          | 731 |
| 1214 Publicly Accessible Private Open Space.....   | 732 |
| 1215 Affordable Housing Units.....                 | 732 |
| 1216 Average Land Value .....                      | 732 |

**PART 12: EAST VILLAGE DISTRICTS****Division 1: General Rules for Centre City East Village Districts**

|             |   |     |
|-------------|---|-----|
| <b>1217</b> | Building Height .....                                     | 733 |
| <b>1218</b> | Building Orientation .....                                | 733 |
| <b>1219</b> | Ground Floor Height.....                                  | 733 |
| <b>1220</b> | At Grade Units.....                                       | 733 |
| <b>1221</b> | Floor Plate Restrictions .....                            | 733 |
| <b>1222</b> | Street Walls .....  | 734 |
| <b>1223</b> | Building Separation .....                                 | 735 |
| <b>1224</b> | Building Setback.....                                     | 735 |
| <b>1225</b> | Vehicle Access .....                                      | 736 |
| <b>1226</b> | Parcel Access.....  | 736 |
| <b>1227</b> | General Landscaped Area Rules .....                       | 736 |
| <b>1228</b> | Low Water Irrigation System .....                         | 736 |
| <b>1229</b> | Specified Rules for Landscaped Areas .....                | 737 |
| <b>1230</b> | Additional Landscaping Requirements.....                  | 737 |
| <b>1231</b> | Planting Requirements .....                               | 737 |
| <b>1232</b> | Amenity Space .....                                       | 738 |
| <b>1233</b> | Motor Vehicle Parking Stall Requirements .....            | 739 |
| <b>1234</b> | Additional Motor Vehicle Parking Stall Requirements ..... | 740 |
| <b>1235</b> | <i>deleted</i> .....                                      | 740 |
| <b>1236</b> | Required Bicycle Parking Stalls .....                     | 741 |
| <b>1237</b> | Sunlight Preservation .....                               | 741 |
| <b>1238</b> | Visibility Setback .....                                  | 741 |
| <b>1239</b> | Mechanical Screening .....                                | 741 |
| <b>1240</b> | Garbage .....   | 741 |
| <b>1241</b> | Recycling Facilities.....                                 | 742 |
| <b>1242</b> | Storage of Goods, Materials and Supplies.....             | 742 |

**Division 2: Centre City East Village Transition District (CC-ET)**

|             |   |     |
|-------------|---|-----|
| <b>1243</b> | Purpose .....   | 745 |
| <b>1244</b> | Permitted Uses .....  | 745 |
| <b>1245</b> | Discretionary Uses .....  | 746 |
| <b>1246</b> | Rules .....   | 748 |
| <b>1247</b> | Density .....   | 748 |
| <b>1248</b> | Use Area.....   | 749 |
| <b>1249</b> | Motor Vehicle Parking Stalls.....                                   | 749 |
| <b>1250</b> | Restricted Parking Area.....  | 750 |
| <b>1251</b> | Short Stay Parking Stalls.....                                      | 751 |
| <b>1252</b> | Parking Stall Transfer from Municipal Historic Resource Sites ..... | 752 |

**Division 3: Centre City East Village Integrated Residential District  
(CC-EIR)**

|             |                      |     |
|-------------|----------------------|-----|
| <b>1253</b> | Purpose .....        | 755 |
| <b>1254</b> | Permitted Uses ..... | 755 |

| SECTION   | PAGE |
|---|------|
| 1255 Discretionary Uses .....   | 756  |
| 1256 Rules .....  | 758  |
| 1257 Density .....  | 758  |
| 1258 Use Area.....  | 759  |
| <br><b>Division 4: Centre City East Village Mixed Use District (CC-EMU)</b>                 |      |
| 1259 Purpose .....  | 761  |
| 1260 Permitted Uses.....  | 761  |
| 1261 Discretionary Uses .....   | 762  |
| 1262 Rules .....  | 763  |
| 1263 Density .....  | 763  |
| 1264 Use Area.....  | 764  |
| <br><b>Division 5: Centre City East Village Primarily Residential District<br/>(CC-EPR)</b> |      |
| 1265 Purpose .....  | 767  |
| 1266 Permitted Uses.....  | 767  |
| 1267 Discretionary Uses .....   | 768  |
| 1268 Rules .....  | 769  |
| 1269 Density .....  | 769  |
| 1270 Use Area.....  | 770  |
| <br><b>Division 6: Centre City East Village River Residential District (CC-ERR)</b>         |      |
| 1271 Purpose .....  | 773  |
| 1272 Permitted Uses.....  | 773  |
| 1273 Discretionary Uses .....   | 773  |
| 1274 Rules .....  | 774  |
| 1275 Density .....  | 774  |
| 1276 Use Area.....  | 775  |
| <br><b>Division 7: Centre City East Village Recreational District (CC-ER)</b>               |      |
| 1277 Purpose .....  | 777  |
| 1278 Permitted Uses.....  | 777  |
| 1279 Discretionary Uses .....   | 777  |
| 1280 Rules .....  | 778  |
| 1281 Building Design .....  | 778  |
| 1282 <i>deleted</i> .....   | 778  |
| 1283 <i>deleted</i> .....   | 778  |
| 1284 <i>deleted</i> .....   | 778  |
| 1285 <i>deleted</i> .....   | 778  |
| 1286 <i>deleted</i> .....   | 778  |
| 1287 <i>deleted</i> .....   | 778  |
| 1288 <i>deleted</i> .....   | 778  |
| 1289 <i>deleted</i> .....   | 778  |
| 1290 <i>deleted</i> .....   | 778  |
| 1291 <i>deleted</i> .....   | 778  |
| 1292 <i>deleted</i> .....   | 778  |
| 1293 <i>deleted</i> .....   | 778  |

| SECTION   | PAGE  |
|---|---|
| <b>PART 13: COMMERCIAL RESIDENTIAL DISTRICTS</b>                      |   |
| <b>Division 1: General Rules for Commercial Residential Districts</b> |   |
| 1294  | General Landscaped Area Rules ..... 779                             |
| 1295  | Planting Requirements ..... 780                                     |
| 1296  | Low Water Irrigation System ..... 780                               |
| 1297  | Additional Landscaping Rules ..... 780                              |
| 1298  | Residential Amenity Space..... 781                                  |
| 1299  | Garbage ..... 782   |
| 1300  | Recycling Facilities ..... 782                                      |
| 1301  | Mechanical Screening ..... 782                                      |
| 1302  | Visibility Setback ..... 782  |
| 1303  | Sunlight Protection Area..... 782                                   |
| 1304  | Parcel Access ..... 783   |
| <b>Division 2: Commercial Residential District (CR20-C20/R20)</b>     |   |
| 1305  | Purpose ..... 785   |
| 1306  | Permitted Uses ..... 785  |
| 1307  | Discretionary Uses ..... 787  |
| 1308  | Transition Area ..... 789   |
| 1309  | Rules ..... 789   |
| 1310  | Floor Area Ratio ..... 789  |
| 1311  | Sunlight Preservation Density Transfer ..... 790                    |
| 1312  | Building Height ..... 790   |
| 1313  | Residential Window Separation from the Property Line..... 790       |
| 1314  | Floor Plate Restrictions ..... 790                                  |
| 1315  | Ground Floor Height..... 791  |
| 1316  | Use Area..... 791   |
| 1317  | Office Gross Floor Area and Location ..... 792                      |
| 1318  | Location of Uses with Buildings..... 792                            |
| 1319  | Use Activities ..... 793  |
| 1320  | Lobbies at Grade..... 793   |
| 1321  | Street Walls ..... 795  |
| 1322  | Stephen Avenue Mall - Building Orientation ..... 795                |
| 1323  | Stephen Avenue Mall - Building Design ..... 795                     |
| 1324  | Landscaping ..... 795   |
| 1325  | Motor Vehicle Parking Stalls..... 796                               |
| 1326  | Restricted Parking Area..... 797                                    |
| 1327  | Short Stay Parking Stalls..... 798                                  |
| 1328  | Parking Stall Transfer from a Municipal Historic Resource ..... 799 |
| 1329  | Location of Motor Vehicle Parking Stalls ..... 800                  |
| 1330  | Bicycle Parking Stall Requirements ..... 800                        |
| 1331  | Location of Bicycle Parking Stalls ..... 801                        |
| <b>Division 3: Commercial Residential District (CR20-C20/R20)</b>     |   |
| 1332  | Incentive Density Calculation Method ..... 803                      |



| SECTION | PAGE |
|---------|------|
|---------|------|

## LIST OF SCHEDULES

|            |                                       |     |
|------------|---------------------------------------|-----|
| Schedule A | Groups of Uses .....                  | 851 |
| Schedule B | Minimum and Specified Penalties ..... | 853 |

## LIST OF MAPS, TABLES AND ILLUSTRATIONS

### Maps

|          |   |       |
|----------|---|-------|
| Map 1:   | <i>deleted</i> .....  | 2     |
| Map 1.1: | Stephen Avenue Mall Heritage Area .....                         | 28    |
| Map 2:   | Developed Area and Developing Area .....                        | 16    |
| Map 3:   | Major Parks .....   | 110   |
| Map 4:   | <i>deleted</i> .....  | 127   |
| Map 5:   | <i>deleted</i> .....  | 128   |
| Map 6:   | <i>deleted</i> .....  | 129   |
| Map 7:   | Parking Areas Map .....   | 373   |
| Map 7.1: | Commercial Parking Reduction Map .....                          | 506.1 |
| Map 8:   | Special Purpose Transportation and Utility Corridor Areas ..... | 669   |
| Map 9:   | Bonus Area Boundaries .....                                     | 727   |
| Map 10:  | <i>deleted</i> .....  | 743   |
| Map 11:  | Transition Area .....   | 789   |
| Map 12:  | Stephen Avenue Mall Retail Area .....                           | 794   |
| Map 13:  | Restricted Parking Area Boundaries .....                        | 798   |
| Map 14:  | Short Stay Parking Areas .....                                  | 799   |

### Tables

|          |   |     |
|----------|---|-----|
| Table 1: | Road Rights-of-Way .....                                  | 63  |
| Table 2: | Minimum Dimensions for Motor Vehicle Parking Stalls ..... | 115 |
| Table 3: | Low Water Trees .....                                     | 365 |
| Table 4: | Low Water Shrubs .....                                    | 366 |
| Table 5: | Low Water Trees .....                                     | 677 |
| Table 6: | Low Water Shrubs .....                                    | 678 |
| Table 7: | Summary of Incentive Provisions .....                     | 805 |
| Table 8: | Public Amenity Items .....                                | 806 |

### Illustrations

|                 |   |       |
|-----------------|---|-------|
| Illustration 1: | Building Height .....   | 292.6 |
| Illustration 2: | Building Height on a Corner Parcel .....  | 292.7 |
| Illustration 3: | Building Height and Cross Section in the<br>Multi-Residential Contextual Grade Oriented (M-CG) District ..... | 384   |
| Illustration 4: | Building Height and Cross Section in the Multi-Residential<br>Contextual Low Profile (M-C1) District .....    | 392   |
| Illustration 5: | Building Height and Cross Section in the Multi-Residential<br>Contextual Medium Profile (M-C2) District ..... | 400   |
| Illustration 6: | Building Height in the Multi-Residential<br>Low Profile (M-1) District .....                                  | 411   |

---

| <b>SECTION</b>  | <b>PAGE</b> |
|---|-------------|
| <b>Illustrations</b>  |             |
| Illustration 7: Building Height in the Multi-Residential<br>Medium Profile (M-2) District .....                   | 417         |
| Illustration 8: Building Height in the Multi-Residential – Low Profile Support<br>Commercial (M-X1) District..... | 441         |
| Illustration 9: Building Height in Multi-Residential – Medium Profile Support<br>Commercial (M-X2) District.....  | 448         |

- (52) “**development**” means:
- (a) an excavation or stockpile and the creation of either of them;
  - (b) a **building** or an addition to or replacement or repair of a **building**, and the construction or placing of any of them on, in, over or under land;
  - (c) a change of **use** of land or a **building** or an act done in relation to land or a **building** that results in or is likely to result in a change in the **use** of the land or **building**; or
  - (d) a change in the intensity of **use** of land or a **building** or an act done in relation to land or a **building** that results in or is likely to result in a change in the intensity of **use** of the land or **building**.
- (53) “**Development Authority**” means a person or body appointed as a **Development Authority** as contemplated by and in accordance with the *Municipal Government Act*.
- (54) “**development completion permit**” means a permit issued by a **Development Authority** confirming that the requirements of a **development permit** have been satisfactorily completed.
- (55) “**development permit**” means a document authorizing a **development**, issued by a **Development Authority** pursuant to this Bylaw or any previous Bylaw governing land use within the **City**, and includes the plans and conditions of approval.
- (55.1) “**digital display**” means a device intended to display **copy** using electronic screens, projection, television, computer video monitors, liquid crystal displays (LCD), light emitting diode (LED) displays, or any other similar electronic, computer generated or digital technology. 30P2011
- (56) “**dilapidated vehicle**” means a vehicle that is:
- (a) incapable of being safely operated;
  - (b) partially or fully dismantled; or
  - (c) substantially damaged.
- (57) “**discretionary use**” means a **use** of land or a **building** that is listed as such **use** in a land use district or a Direct Control District Bylaw.
- (57.1) “**district energy**” means infrastructure consisting of insulated pipes, pumps, metering systems and thermal production facilities capable of transferring heat energy through a controlled conductive medium carried between multiple sites for uses including, but not limited to, space heating, chilled water, domestic hot water heating and industrial processes, A **district energy** system may be designed to serve any group of **buildings** by means of one or a combination of thermal or energy heat plants and pipe systems. 26P2010, 33P2013

26P2010, 33P2013,  
13P2017

(57.2) *deleted*

33P2013, 13P2017

(57.3) *deleted*

(58) “**eaveline**” means the line formed by the intersection of the wall and roof of a **building**.

9P2012

(59) “**expressway**” means a **street** identified as a Skeletal Road in the Transportation Bylaw.

(60) “**fence**” means a structure which may be used to prevent or restrict passage, to provide visual **screening**, sound attenuation, yard décor, protection from dust or the elements, or to mark a boundary.

(61) “**flood fringe**” means those lands abutting the **floodway**, the boundaries of which are indicated on the Floodway/Flood Fringe Maps that would be inundated by floodwaters of a magnitude likely to occur once in one hundred years.

(62) “**floodway**” means the river channel and adjoining lands indicated on the Floodway/Flood Fringe Maps that would provide the pathway for flood waters in the event of a flood of a magnitude likely to occur once in one hundred years.

(63) “**floor area ratio**” means the quotient of the total **gross floor area** of all **buildings** on a **parcel** divided by the area of the **parcel**.

- (d) the date by which the objection must be delivered to the **Development Authority** to be considered by the **Development Authority**; and
- (e) that the objection must include:
- (i) their full name and the address for service of any notice to be given to the objector in respect of the objection; and
- (ii) the reason for their objection to the proposed **development**.
- (2) The following **uses** must always be notice posted:
- (a) **Backyard Suite**; 26P2010, 24P2014
- (a.1) **Drinking Establishment – Large** in the CC-EIR or the CC-ET districts; 51P2008, 24P2014
- (a.2) **Drinking Establishment – Medium** in the C-C1, C-COR1, C-COR2, CC-X, CC-COR, CC-EMU, CC-ET, or CC-EIR Districts; 24P2014, 13P2017
- (b) **Drinking Establishment – Small** in the M-H2, M-H3, C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, CC-X, CC-COR, CC-EMU, CC-ET, CC-EPR, or CC-EIR Districts; 51P2008, 13P2017
- (c) **Drive Through** in the C-N2, C-C1 or C-COR2 districts;
- (c.1) **Home Based Child Care – Class 2**; 17P2009
- (d) **Home Occupation – Class 2**;
- (e) **Liquor Store** in the C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, CC-X, CC-COR, CC-ET, CC-EIR, CC-EMU, or CC-EPR Districts; 51P2008, 13P2017
- (e.1) **Medical Marihuana Production Facility**; 7P2014
- (f) **Multi-Residential Development** in the **Developed Area**;
- (f.1) **Night Club** in the CC-EIR District or CR20-C20/R20 District in the area indicated in Map 11; 26P2010, 33P2013
- (g) **Outdoor Café** in the C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, I-R, S-R, CC-X, CC-COR, CC-ET, CC-EIR, CC-EMU, CC-EPR, CC-ERR, or CC-ER Districts or; CR20-C20/R20 District in the area indicated in Map 11; 51P2008, 33P2013, 13P2017
- (g.1) **Pawn Shop**; 43P2015
- (g.2) **Payday Loan**; 43P2015
- (h) **Place of Worship – Large**; 14P2010
- (h.1) **Recyclable Construction Material Collection Depot (temporary)**; 14P2010
- (i) *deleted* 12P2010, 14P2010, 24P2014

- 12P2010, 9P2012, 24P2014
- (i.1) *deleted*
- 51P2008, 14P2010, 38P2013, 13P2017
- (j) **Social Organization** in the C-N1, C-N2, C-C1, C-COR1, C-COR2, S-CI, CC-COR, CC-ET, CC-EMU, CC-EIR, CC-EPR, or CC-ERR Districts;
- 14P2010, 38P2013
- (k) **Waste Disposal and Treatment Facility.**
- 38P2013
- (l) **Wind Energy Conversion System - Type 1;** and
- 38P2013
- (m) **Wind Energy Conversion System - Type 2.**
- 30P2011
- (2.1) The following **uses** must be notice posted when **adjacent** to a **parcel** containing a **Dwelling Unit**:
- (a) **Digital Third Party Advertising Sign;** and
- (b) **Digital Message Sign.**
- 4P2013
- (3) The following **uses** must always be notice posted in a **residential district**:
- (a) **Addiction Treatment;**
- (b) **Bed and Breakfast;**
- (c) **Child Care Service;**
- (d) **Community Recreation Facility;**
- (e) **Custodial Care;**
- (f) **Indoor Recreation Facility;**
- (g) **Library;**
- (h) **Museum;**
- (i) **Place of Worship – Medium;**
- (j) **Place of Worship – Small;**
- (k) **Residential Care;** and
- (l) **Service Organization.**
- (4) The following **uses** must always be notice posted in a **special purpose district**:
- (a) **Addiction Treatment;**
- (b) **Child Care Service;**
- (c) **Custodial Care;**
- (d) **Place of Worship – Medium;**
- (e) **Place of Worship – Small;**
- (f) **Residential Care;** and
- (g) **Service Organization.**
- (5) The construction of a new **building** or an addition to a **building** for the following **uses** must be notice posted:
- (a) **Assisted Living** in the **Developed Area;**
- (b) **Duplex Dwelling** when listed as a **discretionary use;**

- 
- (c) **Semi-detached Dwelling** when listed as a **discretionary use**;
- (d) **Single Detached Dwelling** when listed as a **discretionary use** in the **Developed Area**; 22P2016
- (d.1) **Rowhouse Building** when listed as a **discretionary use** in the **Developed Area**; and 22P2016
- (e) any **discretionary use** in the C-N1, C-N2, C-C1, C-COR1, C-COR2, I-E, CC-X, CC-COR, CC-ER, CC-ERR, CC-EMU, CC-EIR, CC-EPR, CC-ET Districts or CR20-C20/R20 District in the area indicated in Map 11; 51P2008, 26P2010, 9P2012, 33P2013
- (6) The **Development Authority** must not notice post any **development permit** applications not set out in subsections (2), (2.1), (3), (4) or (5).w 30P2011

---



## Division 4: Lighting Rules

### Lighting Requirements

**62** The provisions of this Division apply to all **uses** except for:

- (a) **streets**;
- (b) temporary lighting for **Motion Picture Filming Locations** and construction sites; and
- (c) **signs**.

### Shielding

**63 (1)** All outdoor **light fixtures** must be aimed and shielded in a manner that does not direct illumination onto a **street** or adjacent residential **uses**.

**(2)** Unless otherwise referenced in subsection (3), all outdoor **light fixtures** must not emit light above the horizontal plane at the bottom of the **light fixture**.

**(3)** Outdoor **light fixtures** may emit light above the horizontal plane at the bottom of the **light fixture** only where the **light fixture**:

- (a) is used for **accent lighting**; or
- (b) has a luminaire wattage 150 watts or less and does not contain a:
  - (i) mercury vapour luminaire;
  - (ii) metal halide luminaire; or
  - (iii) high pressure sodium luminaire; or
- (c) has a luminaire wattage 75 watts or less and contains a:
  - (i) mercury vapour luminaire;
  - (ii) metal halide luminaire; or
  - (iii) high pressure sodium luminaire.

### Mounting of Fixtures

**64** All outdoor **light fixtures**, other than those referenced in section 63(3), must be mounted with a rigid mounting arm with no adjustment feature.

13P2008

**Height Limits**

- 13P2008, 13P2017    **65**    (1)    Unless otherwise referenced in subsection (2), the maximum **mounting height** for an outdoor **light fixture** with a luminaire wattage greater than 100 watts is:
- (a)    7.5 metres in the C-N1, C-N2, C-C1, C-COR1, CC-ER, I-B and I-E Districts and in all **low density residential districts**, **multi-residential districts** and **special purpose districts**; and
- (b)    12.0 metres in the CC-ET, CC-EIR, CC-EMU, CC-EPR, CC-ERR Districts and in all other **commercial** and **industrial districts**.
- 13P2008            (2)    There is no maximum **mounting height** requirement for an outdoor **light fixture** with a luminaire wattage greater than 100 watts for an **Outdoor Recreation Area** and a **Spectator Sports Facility**, regardless in which District these **uses** are located.
- 13P2008            (3)    Outdoor **light fixtures** mounted on poles, or any structure intended primarily for mounting lighting, must not exceed a **mounting height** of 40.0 per cent of the horizontal distance between the **light fixture** and the **property line**, except:
- (a)    For outdoor **light fixtures** with a **mounting height** less than 5.0 metres with side shielding on the **property line** side of the outdoor **light fixture** so that the luminaire is not visible from the **property line**; and
- (b)    **accent lighting** mounted in or on a tree.
- 13P2008            (4)    Outdoor **light fixtures** with a luminaire wattage greater than 100 watts, mounted onto **buildings**, must not have a **mounting height** higher than the **building** or higher than 40.0 per cent of the horizontal distance between the **light fixture** and the **property line**, whichever is the lesser, except for:
- (a)    outdoor **light fixtures** mounted on **building** façades that are less than 7.5 metres from the **property line** may have a **mounting height** of 3.0 metres or less; and
- (b)    **accent lighting** for **building** façades.

**Canopy Lighting**

- 13P2008            **66**    Outdoor **light fixtures** mounted on canopies must be recessed so that the luminaire does not project below the underside of the canopy.

**Address Sign**

35P2011

- 78 (1) Where an **Address Sign** is sculpted out of the face of a **building** and is not illuminated, there is no maximum **copy area** restriction.
- (2) Where an **Address Sign** is affixed to a residence or a **private garage**, the maximum **copy area** is 0.30 square metres.
- (3) Where an **Address Sign** is neither sculpted out of a **building** or affixed to a residence or **private garage**, the maximum **copy area** is 1.2 square metres.
- (4) Any proposed **Address Sign** that exceeds the maximum **copy area** set out in this section will be considered a **Fascia Sign** or **Freestanding Sign** and must comply with the rules applicable to those **signs**.

**Art Sign**

35P2011

- 79 (1) An **Art Sign** may contain a maximum of 10.0 per cent of the area of the **sign** as written **copy**.
- (2) An **Art Sign** may only contain written **copy** acknowledging:
- (a) the name of the business occupying the **building** where the **sign** is located; and
  - (b) the name of any individual, organization or business that sponsored or contributed to making the **Art Sign**.
- (3) When an **Art Sign** takes the form of a **Window Sign** it must follow all rules applicable to a **Window Sign** as referenced in section 90.

**Banner Sign**

35P2011

- 80 (1) A **Banner Sign** may:
- (a) be primarily decorative;
  - (b) temporarily promote the buying or selling of products or services;
  - (c) be used to announce the opening of a business; or
  - (d) temporarily be used in place of a **Fascia Sign**.
- (2) A **Banner Sign** that is used to temporarily promote the buying or selling of products or services or to announce the opening of a business:
- (a) may be erected for a maximum of 90 days in a calendar year; and
  - (b) is limited to one per business provided there is not more than one **Banner Sign** located on a **building** at any one time.

- (3) A **Banner Sign** that is used in place of a **Fascia Sign** may only be placed in the designated signable area and locations referenced in section 92 for a period not exceeding 90 days following the issuance of a **development completion permit** or occupancy permit granted under the Building Permit Bylaw for the **development** to which the **sign** relates.
- (4) A **Banner Sign** may have a maximum **sign area** of 5.0 square metres.
- (5) A **Banner Sign** must not project above, or be located on, the roof of a **building**.
- (6) A **Banner Sign** may be:
  - (a) affixed to the wall of a **building**; or
  - (b) freestanding provided it does not exceed 3.0 metres in height when measured from **grade** to the highest part of the **sign**.

35P2011

**Construction Sign**

- 81 (1) All **Construction Signs** relating to undeveloped **parcels**, or **parcels** where the **development** is being carried out in accordance with a **development permit**:
- (a) may have a total cumulative maximum **sign area** of 6.0 square metres; and
  - (b) must be removed within seven days following issuance of the **development completion permit**.
- (2) A **Construction Sign** relating to **parcels** for which a **development permit** is not required, may:
- (a) in **residential districts**, have a maximum **sign area** of 1.0 square metres;
  - (b) in all other districts, have a maximum **sign area** of 1.5 square metres; and
  - (c) in all cases, be displayed for a maximum of 30 days.

13P2017

35P2011

**Directional Sign**

- 82 (1) In **low density residential districts**, a **Directional Sign** must be attached to a **building**.
- (2) A **Directional Sign** must not have any advertising **copy** or slogans, but may have logos and written identification **copy**.
  - (3) The maximum **copy area** of a **Directional Sign** is 2.5 square metres.
  - (4) A **Directional Sign** may be located anywhere on a **parcel**.

**Size and Height Restrictions for Freestanding Signs**

35P2011

- 97 (1) In the C-N1, C-N2 and C-C1 Districts:
- (a) the maximum **sign area** of a **Freestanding Sign** is 9.5 square metres; and
  - (b) the maximum height of a **Freestanding Sign** is 6.0 metres.
- (2) In the C-COR3 District:
- (a) the maximum **sign area** of a **Freestanding Sign** is 18.5 square metres; and
  - (b) the maximum height of a **Freestanding Sign** is 12.2 metres.
- (3) In the CC-ET and CC-EIR Districts, and all other **commercial** and in all **industrial districts**:
- (a) the maximum **sign area** of a **Freestanding Sign** is 14.0 square metres; and
  - (b) the maximum height of a **Freestanding Sign** is 9.0 metres.
- (4) In the CC-EMU, CC-EPR, CC-ERR, CC-MH, CC-MHX, M-H1, M-H2, M-H3, M-X1 and M-X2 Districts where the **parcel** contains **commercial multi-residential uses**:
- (a) the maximum **sign area** for a **Freestanding Sign** is 7.0 square metres; and
  - (b) the maximum height of a **Freestanding Sign** is 6.0 metres.
- (5) In the **low density residential districts** and the M-CG, M-C1, M-C2, M-G, M-1 and M-2 Districts:
- (a) the maximum **sign area** of a **Freestanding Sign** is 5.0 square metres; and
  - (b) the maximum height of a **Freestanding Sign** is 4.0 metres.
- (6) In the **special purpose districts**:
- (a) the maximum **sign area** of a **Freestanding Sign** is 7.0 square metres; and
  - (b) the maximum height of a **Freestanding Sign** is 6.0 metres.

13P2017

13P2017

**Rules Governing Class D Signs**

35P2011

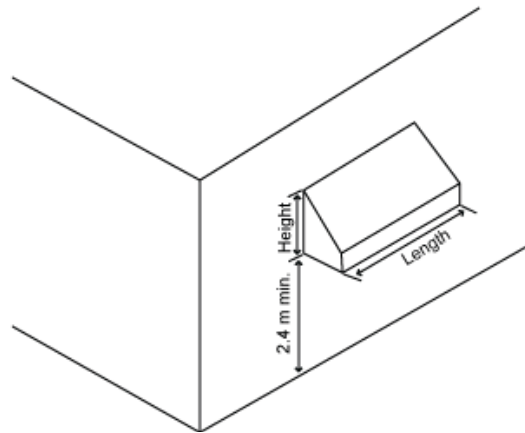
- 98 (1) A **development permit** is required to erect a new canopy, awning, marquee or projecting structure intended to display a **Sign – Class D** and must follow any applicable dimensional standards referenced in sections 99, 100, 101 and 102.
- (2) A **development permit** is not required for a change in **copy** for a **Sign – Class D** when the canopy, awning, marquee or projecting structure legally exists even if the applicable sign structure does not meet the dimensional standards referenced in sections 99, 100, 101 and 102.

35P2011

**Rules for Canopy Signs**

- 99** (1) The **copy area** on a **Canopy Sign** must not exceed 50.0 per cent of the total area of the canopy which will be measured by the vertical height of the canopy multiplied by the length of the canopy or awning.
- (2) The **Canopy Sign** must not extend beyond the structure on which it is displayed.
- (3) A structure used to display **Canopy Signs** must:
- have a minimum clearance of 2.4 metres from **grade**;
  - not extend any further than the line on which street light or power line poles are located;
  - not extend further than 2.4 metres from the wall of the **building** to which it is attached; and
  - not exceed 1.5 metres in height measured from the lowest point of the structure to the highest point of the structure.
- (4) The following diagram illustrates the rules in subsection (1) and (3)(a).

Sign Illustration 4:  
Rules for Canopy Signs  
Subsections 99(1) and (3)(a)



33P2013

- (5) In the **Stephen Avenue Mall heritage area**, a **Canopy Sign**:
- must have a horizontal slope of 45.0 degrees when measured relative to **grade** which is directed downward from the **building** facade;
  - has a maximum **copy area** not greater than 30.0 per cent of the total area of the canopy which will be measured by the vertical height of the canopy multiplied by the length of the canopy awning;
  - must not be located above the **sign area** referenced in section 92(2) and (3); and
  - may contain a valance with **copy** that is no greater than 80.0 per cent of the height of the valance.

**Rules for Signs under Canopies**

35P2011

**100** **Signs** hanging or attached under canopies and other **building** projections:

- (a) must have a minimum clearance of 2.4 metres from **grade**;
- (b) may be a maximum of 0.30 metres in height;
- (c) may have a maximum **sign area** of 1.0 square metres; and
- (d) must be a minimum of 4.5 metres from each other.

**Rules for Projecting Signs**

35P2011

**101** (1) The maximum number of **Projecting Signs** a business may have on a **primary building wall** is one.

(1.1) In the **Stephen Avenue Mall heritage area**, a **Projecting Sign** must be limited to a maximum of one for every 7.5 metre section of **building** facade parallel to Stephen Avenue Mall;

33P2013

(2) The edge of a **Projecting Sign** closest to the wall of the **building** to which it is attached must be within 0.30 metres of that wall.

(3) Unless otherwise referenced in subsection (4), the maximum height of a **Projecting Sign** is 6.0 metres from **grade** when measured to the top of the **sign**.

(4) Where a **Projecting Sign** relates to a **Hotel, Retail and Consumer Service** or a **Parking Lot – Structure** with a height of 18.5 metres or greater, the maximum height of the **Projecting Sign** is 21.5 metres above **grade** so long as:

- (a) the **sign** does not project more than 2.0 metres from the **building**; and
- (b) the **sign area** is 18.5 square metres or less.

(5) The minimum clearance between the bottom of a **Projecting Sign** and **grade** is 2.4 metres.

**Size Restrictions for Projecting Signs**

**102** (1) In the C-N1, C-N2, C-C1, CC-EIR, CC-EMU, CC-EPR, CC-MH, CC-MHX, M-H1, M-H2, M-H3, M-X1 and M-X2 Districts, the maximum **sign area** for a **Projecting Sign** is 2.3 square metres.

35P2011, 13P2017

(2) In the C-COR3 District, the maximum **sign area** for a **Projecting Sign** is 9.3 square metres.

(3) In CC-ET and in all other **commercial** and **industrial districts**, CR20-C20/R20 the maximum **sign area** for a **Projecting Sign** is 4.5 square metres.

33P2013, 13P2017

(4) In all other Districts not referenced in subsections (1) through (3), the maximum **sign area** for a **Projecting Sign** is 1.0 square metres.

15P2014

- (5) In the **Stephen Avenue Mall heritage area**, a **Projecting Sign**:
- (a) must not have a dimension greater than 0.91 metres by 1.22 metres except where the only other **sign** on the facade of the **building** is a **Window Sign**; and
  - (b) when located above the designated signable area referenced in section 92(2) and (5) must not have a:
    - (i) **sign area** greater than 1.1 square metres;
    - (ii) vertical dimension greater than 1.2 metres; and
    - (iii) horizontal dimension that is parallel to the **building** facade greater than 0.20 metres.

### Rules Governing Class E Signs

**103** Every **Sign – Class E** requires a **development permit**.

35P2011, 4P2013

### Digital Message Sign

**104 (1)** Unless otherwise referenced in subsection (2), a **Digital Message Sign** may only be approved in a **commercial district, industrial district**, S-R or CC-ER District.

- (2) A **Digital Message Sign** advertising events, activities or services offered, may only be approved in the **low-density residential districts, multi-residential districts**, CC-MH, CC-MHX, S-SPR, S-CS, S-CI, S-URP, CC-EMU, CC-ET, CC-EPR, CC-EIR and CC-ERR Districts, when they are associated with one of the following **uses**:
- (a) **Community Recreation Facility**;
  - (b) **Indoor Recreation Facility**;
  - (c) **Library**;
  - (d) **Museum**;
  - (e) **Outdoor Recreation Area**;
  - (f) **Park**;
  - (g) **Place of Worship – Large**;
  - (h) **Place of Worship – Medium**;
  - (i) **Place of Worship – Small**;
  - (j) **School – Private**;
  - (k) **School Authority – School**;
  - (l) **School Authority Purpose – Major**; and
  - (m) **School Authority Purpose – Minor**.



- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of **bicycle parking stalls – class 2** based on 10.0 per cent of the minimum required **motor vehicle parking stalls**.

## 225 “Liquor Store”

- (a) means a **use** where alcoholic beverages are sold for consumption off the retail outlet premises, that has been licensed by the Alberta Gaming and Liquor Commission;
- (b) is a **use** within the Sales Group in Schedule A to this Bylaw;
- (c) in the C-N1 and C-N2 Districts, must only be located on a **parcel** with a front **property line** on a **major street** or a primary collector **street**;
- (d) in all Districts, not including the C-R2, C-R3 and CR20-C20/R20 Districts, must not be located within 300.0 metres of any other **Liquor Store**, when measured from the closest point of a **Liquor Store** to the closest point of another **Liquor Store**; 13P2015
- (e) in all **commercial** and **industrial districts**, not including the C-R2, C-R3 and CR20-C20/R20 Districts, must not be located within 150.0 metres of a **parcel** that contains a **School – Private** or a **School Authority – School**, when measured from the closest point of a **Liquor Store** to the closest point of a **parcel** that contains a **School Authority – School** or a **School – Private**; 13P2015
- (e.1) in all Centre City East Village Districts, **Liquor Stores** must not be located: 13P2017
  - (i) within 150.0 metres of a **parcel** that contains an **Emergency Shelter**, when measured from the closest point of a **Liquor Store** to the closest point of a **parcel** that contains an **Emergency Shelter**; and
  - (ii) on **parcels** north of 5 Avenue SE and west of 4 Street SE;
- (f) requires a minimum of 5.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**;
- (g) does not require **bicycle parking stalls – class 1**; and
- (h) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

**226 “Live Work Unit”**

(a) means a *use*:

(i) where a business is operated from a **Dwelling Unit**, by the resident of the **Dwelling Unit**, but does not include a **Home Occupation – Class 1** or **Home Occupation – Class 2**;

13P2008, 39P2010,  
33P2013

(ii) that may incorporate only the following *uses* in a **Dwelling Unit** to create a **Live Work Unit** when located in the *commercial districts*, CC-EMU, CC-ET, CC-EIR or CR20-C20/R20 District:

(A) **Artist’s Studio**;

(B) **Counselling Service**;

(C) **Instructional Facility**;

(D) **Office**; and

(E) **Retail and Consumer Service**, provided any products sold are also made on the premises or directly related to the service provided;

13P2008, 39P2010

(iii) that may incorporate only the following *uses* in a **Dwelling Unit** to create a **Live Work Unit** when located in the *multi-residential districts* or the CC-EPR District:

(A) **Artist’s Studio**;

(B) **Counselling Service**;

(C) **Office**;

(D) **Retail and Consumer Service**, provided any products sold are also made on the premises or directly related to the service provided; and

67P2008

67P2008

(iv) that, in the *multi-residential districts*, must be contained within a **Multi-Residential Development**;

(b) is a *use* within the Residential Group in Schedule A to this Bylaw;

(c) must not exceed 50.0 per cent of the *gross floor area* of the **Dwelling Unit**;

13P2008, 9P2012

(d) may have two persons, other than a resident of the **Live Work Unit**, working at the residence where the *use* is located; and

(e) requires a minimum number of *motor vehicle parking stalls* and *bicycle parking stalls – class 1* or *class 2* in accordance with the District the *use* is listed in.

## PART 12: CENTRE CITY EAST VILLAGE DISTRICTS

26P2010, 13P2017

### Division 1: General Rules for Centre City East Village Districts

#### Building Height

**1217** The minimum *building height* is 9.0 metres.

#### Building Orientation

**1218** The main *public entrance* to a *building* must face the *property line* shared with a *street*.

#### Ground Floor Height

**1219** The minimum height of the ground floor of a *building* is 4.0 metres as measured vertically from the floor to the ceiling.

#### At Grade Units

**1220** A *use* or a *unit* with any portion of its floor area located on the floor closest to *grade* must have an individual, separate, direct access to *grade*.

#### Floor Plate Restrictions

- 1221** (1) In Centre City East Village Transition District:
- (a) each floor of a *building* located partially or wholly above 36.0 metres above *grade* has a maximum horizontal dimension of 60.0 metres within 6.0 metres of a *property line* shared with a *street*; and
  - (b) each floor of a *building* located partially or wholly above 36.0 metres above *grade* has a maximum *floor plate area* of 930.0 square metres.
- (2) In all other cases:
- (a) each floor of a *building* located partially or wholly above 25.0 metres above *grade* has a maximum horizontal dimension of 60.0 metres within 6.0 metres of a *property line* shared with a *street*; and
  - (b) each floor of a *building* located partially or wholly above 36.0 metres above *grade* has a maximum *floor plate area* of 750.0 square metres.

**Street Walls**

- 1222 (1)** Where the **building height** within 6.0 metres of a **property line** shared with a **street** is greater than 25.0 metres and equal to or less than 50.0 metres, the **building** must provide two of the following features, not including **signs**, to distinguish the base of the **building** from the rest of the **building**:
- (a) **building** massing;
  - (b) façade articulation;
  - (c) textures;
  - (d) **building** materials; or
  - (e) a minimum horizontal separation of 2.0 metres from the façade of the podium which is shared with the **street** and portions of the **building** located above the podium.
- (2)** Where the **building height** within 6.0 metres of a **property line** shared with a **street** is greater than 50.0 metres, the **building** must provide:
- (a) a minimum horizontal separation of 2.0 metres from the façade of the podium which is shared with the **street** and portions of the **building** located above the podium; and
  - (b) one of the following features, not including **signs**, to distinguish the base of the **building** from the rest of the **building**:
    - (i) **building** massing;
    - (ii) façade articulation;
    - (iii) textures; or
    - (iv) **building** materials.
- (3)** Unless otherwise referenced in subsection (4), the **building** features in subsection (1) or (2) must have:
- (a) a minimum height of 9.0 metres from **grade**; and
  - (b) a maximum height of 18.0 metres from **grade**.
- (4)** Where the **building** is located in the Centre City East Village Transition District, the **building** features in subsection (1) or (2) must have:
- (a) a minimum height of 9.0 metres from **grade**; and
  - (b) maximum height of 25.0 metres from **grade**.

- (5) Notwithstanding subsection (1), (2), (3) and (4), the **building** may rise directly from **grade** without a horizontal separation from the façade of the **building** provided the façade of the **building**, or a portion of the façade of the **building**:
- (a) does not exceed 20.0 metres in length; and
  - (b) is set back a minimum of 2.0 metres and a maximum of 6.0 metres from any **property line** shared with a **street**.

### Building Separation

- 1223 (1) In the Centre City East Village Transition District:
- (a) The façade of a **building** located above 25.0 metres from **grade** must provide a minimum horizontal separation of:
    - (i) 18.0 metres from the façade of any other **building** on the same **parcel**;
    - (ii) 9.0 metres from a **property line** shared with another **parcel**; and
    - (iii) 6.0 metres from a **property line** shared with a **lane**.
  - (2) In all other cases:
    - (a) The façade of a **building** located above 25.0 metres from **grade** must provide a minimum horizontal separation of:
      - (i) 24.0 metres from the façade of any other **building** on the same **parcel**;
      - (ii) 12.0 metres from a **property line** shared with another **parcel**; and
      - (iii) 9.0 metres from a **property line** shared with a **lane**.
  - (3) The façade of a **building** referenced in subsection (1) and (2) does not include **balconies**.

### Building Setback

- 1224 (1) Unless otherwise referenced in subsection (2), a **building** must not be located within 35.0 metres from the **top of bank** on the south side of the Bow River.
- (2) An **Outdoor Café**, when approved with another **use** in a **building** which was legally existing or approved prior to the effective date of this Bylaw, may project into the 35.0 metre separation referenced in subsection (1), for a distance not to exceed 5.0 metres from the existing façades.
- (3) Unless otherwise referenced in a District, the minimum **building setback** is 0.0 metres.

### Vehicle Access

**1225** Where the *parcel* shares a *property line* with a *lane*, all vehicle access to the *parcel* must be from the *lane*.

### Parcel Access

**1226** All *developments* must comply with the access requirements of the *Controlled Street Bylaw*.

### General Landscaped Area Rules

- 1227** (1) *Landscaped areas* must be provided in accordance with a landscape plan approved by the *Development Authority*.
- (2) A landscape plan for the entire *development* must be submitted as part of each *development permit* application, where changes are proposed to the *building* or *parcel*, and must show at least the following:
- (a) the existing and proposed topography;
  - (b) the existing vegetation and indicate whether it is to be retained or removed;
  - (c) the layout of berms, open space systems, pedestrian circulation, *retaining walls*, *screening*, slope of the land, *soft surfaced landscaped areas* and *hard surfaced landscaped areas*;
  - (d) the types, species, sizes and numbers of plant material and the types of *landscaped areas*; and
  - (e) details of the irrigation system.
- (3) The *landscaped areas* shown on the landscape plan, approved by the *Development Authority* must be maintained on the *parcel* for so long as the *development* exists.
- (4) All *soft surfaced landscaped areas* must be irrigated by an underground irrigation system, unless a *low water irrigation system* is provided.

### Low Water Irrigation System

- 1228** (1) When a *low water irrigation system* is provided, only trees and shrubs must be irrigated and the extent of water delivery must be confined to the tree and shrub area.
- (2) When a *low water irrigation system* is provided, trees and shrubs that have similar water consumption requirements must be grouped together.

### Specific Rules for Landscaped Areas

- 1229** (1) A minimum of 30.0 per cent of the area of the *parcel* must be a *landscaped area*.
- (2) Any part of the *parcel* used for motor vehicle access, *motor vehicle parking stalls, loading stalls* and garbage or recycling facilities must not be included in the calculation of a *landscaped area*.
- (3) *Landscaped area* provided at *grade* or below 36.0 metres above *grade* may be credited towards the *landscaped area* requirement.

### Additional Landscaping Requirements

- 1230** (1) Every *building* on a *parcel* must have at least one sidewalk connecting the *public entrance* to a public sidewalk, or in the case where there is no public sidewalk, to the nearest *street*.
- (2) Where a *building* contains more than one *use*, every *use* that has an exterior *public entrance* must either:
- (a) have a sidewalk connecting the *public entrance* to the sidewalk required by subsection (1); or
- (b) have a sidewalk connecting that *public entrance* to a public sidewalk.
- (3) Every *building* on a *parcel* must have at least one sidewalk connecting the parking area to the *public entrances* of the *building*.
- (4) Where a sidewalk provided in satisfaction of this section is next to a portion of a *building*, the sidewalk must extend along the entire length of that side of the *building*.
- (5) Every sidewalk provided must:
- (a) be a *hard surfaced landscaped area*;
- (b) be a minimum width of 2.0 metres; and
- (c) have different surfacing than the surfacing of the parking areas on the *parcel*.

### Planting Requirements

- 1231** (1) Any trees or shrubs provided in satisfaction of the *landscaped area* requirement must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.
- (2) A minimum of 25.0 per cent of all trees planted must be coniferous.
- (3) Deciduous trees must have a minimum *calliper* of 50.0 millimetres and at least 50.0 per cent of the provided deciduous trees must have a minimum *calliper* of 75 millimetres at the time of planting.

- (4) Coniferous trees must have a minimum height of 2.0 metres and at least 50.0 per cent of the provided coniferous trees must have a minimum of 3.0 metres in height at the time of planting.
- (5) Shrubs must be a minimum height or spread of 0.6 metres at the time of planting.

### Amenity Space

- 1232 (1) The required minimum **amenity space** is 5.0 square metres per **unit**.
- (2) **Amenity space** may be provided as **common amenity space**, **private amenity space** or a combination of both.
  - (3) When the **private amenity space** provided is 5.0 square metres or less per **unit**, that specific area will be included to satisfy the **amenity space** requirement.
  - (4) When the **private amenity space** exceeds 5.0 square metres per **unit**, only 5.0 square metres per **unit** may be included to satisfy the **amenity space** requirement.
  - (5) **Private amenity space** must:
    - (a) be in the form of a **balcony**, **deck** or **patio**; and
    - (b) have no minimum dimensions of less than 2.0 metres.
  - (6) **Common amenity space**:
    - (a) may be provided as **common amenity space – indoors** and as **common amenity space – outdoors**;
    - (b) must be accessible from all the **units**;
    - (c) must have a contiguous area of not less than 50.0 square metres with no dimension less than 6.0 metres; and
    - (d) may be located at or above **grade**.
  - (7) A maximum of 50.0 per cent of the required **amenity space** may be provided as **common amenity space – indoors**.
  - (8) **Common amenity space - outdoors**:
    - (a) must provide a **balcony**, **deck** or **patio** and at least one of the following as permanent features:
      - (i) a barbeque; or
      - (ii) seating; and
    - (b) must be used in the calculation of the required **landscaped area** when located below 36.0 metres above **grade**.



### Motor Vehicle Parking Stall Requirements

- 1233 (1)** Except as otherwise provided in a district, for **development** containing **Dwelling Units** or **Live Work Units**, the minimum **motor vehicle parking stall** requirement:
- (a) for each **Dwelling Unit** or **Live Work Unit** is 0.75 stalls for resident parking;
  - (b) for each **Dwelling Unit** is 0.1 **visitor parking stalls** per **unit**, and
  - (c) for each **Live Work Unit** is 0.5 **visitor parking stalls** per **unit**.
- (2)** Except as otherwise provided in a district, for **development** on **parcels** 0.4 hectares or less, the minimum **motor vehicle parking** stall requirement:
- (a) for an **Office**, when located on floors above the ground floor is:
    - (i) 1.0 stalls per 100.0 square metres of **gross usable floor area**; and
    - (ii) the cumulative number of stalls referenced in subsection (i) must be reduced by 0.75 stalls per 50.0 square metres of total **gross usable floor area** to a maximum reduction of 1.5 stalls;
  - (b) for a **Computer Games Facility, Convenience Food Store, Drinking Establishment – Medium, Drinking Establishment – Small, Information and Service Provider, Liquor Store, Outdoor Café, Pet Care Service, Print Centre, Restaurant: Food Service Only – Medium, Restaurant: Food Service Only – Small, Restaurant: Licensed – Medium, Restaurant: Licensed – Small** or **Retail and Consumer Service** when located on the ground floor of a **building** is:
    - (i) 1.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**; or
    - (ii) 0.0 **motor vehicle parking stalls** where:
      - (A) the **building** contains a **Dwelling Unit, Hotel, Live Work Unit**, or **Office** above the ground floor; or
      - (B) the **use area** of a **use** on the ground floor is 465.0 square metres or less; and
  - (c) for all other **uses** is the requirement referenced in Part 4.

- (3) Except as otherwise provided in a district, for **development on parcels** greater than 0.4 hectares, the minimum **motor vehicle parking stall** requirement:
- (a) for an **Office**, when located on floors above the ground floor, is:
    - (i) 1.0 stalls per 100.0 square metres of **gross usable floor area**; and
    - (ii) the cumulative number of stalls referenced in subsection (i) must be reduced by 0.75 stalls per 50.0 square metres of total **gross usable floor area** to a maximum reduction of 1.5 stalls;
  - (b) for a **Retail and Consumer Service** is 4.0 stalls per 100.0 square metres of total **gross usable floor area** when located on floors above the ground floor;
  - (c) for a **Computer Games Facility, Convenience Food Store, Drinking Establishment – Medium, Drinking Establishment – Small, Information and Service Provider, Liquor Store, Outdoor Café, Restaurant: Food Service Only – Medium, Restaurant: Food Service Only – Small, Restaurant: Licensed – Medium, Restaurant: Licensed – Small or Retail and Consumer Service** when located on the ground floor of a **building** is:
    - (i) 1.0 **motor vehicle parking stalls** per 100.0 square metres of **gross usable floor area**; or
    - (ii) 0.0 **motor vehicle parking stalls** where:
      - (A) the building contains a **Dwelling Unit, Hotel, or Office** above the ground floor; or
      - (B) the **use area** of a **use** on the ground floor is 465.0 square metres or less; and
  - (d) for all other **uses** is 3.5 stalls per 100.0 square metres of **gross usable floor area**.

#### **Additional Motor Vehicle Parking Stall Requirements**

- 1234 (1) **Motor vehicle parking stalls** and **loading stalls** must not be located between a **building** and a **street**.
- (2) A **Parking Lot – Grade** may only be allowed for short-stay parking of not more than four consecutive hours.

13P2017

1235 *deleted*

### Required Bicycle Parking Stalls

- 1236 (1)** The minimum number of *bicycle parking stalls – class 1* for:
- (a) each **Dwelling Unit** and **Live Work Unit** is:
    - (i) no requirement where the number of *units* is less than 20.0; and
    - (ii) 0.5 stalls per *unit* where the total number of *units* is 20.0 or more; and
  - (b) all other *uses* is the minimum requirement referenced in Part 4.
- (2)** There is no requirement for *bicycle parking stalls – class 2* for any *use*.

### Sunlight Preservation

- 1237 (1)** The following sunlight protection areas must not be placed in greater shadow by a *development* as measured on September 21, at the times and locations indicated for each area, than were already existing or approved on the date the *development permit* was applied for:
- (a) The Riverbank as measured 20.0 metres wide throughout abutting the top of the south bank of the Bow River, from 10:00 a.m. to 4:00 p.m., Mountain Daylight Time; and
  - (b) Fort Calgary as measured from the road right of way abutting 6 Street SE to 40.0 metres into the park from 10:00 a.m. to 3:00 p.m. Mountain Daylight Time and as measured from the road right of way abutting 9 Avenue SE to 20.0 metres into the park from 10:00 a.m. to 4:00 p.m. Mountain Daylight Time.

### Visibility Setback

- 1238** *Buildings*, finished *grade* of a *parcel* and vegetation within a *corner visibility triangle* must not be located between 0.75 metres and 4.6 metres above the lowest elevation of the *street*.

### Mechanical Screening

- 1239** Mechanical systems or equipment that are located outside of a *building* must be *screened*.

### Garbage

- 1240** Garbage containers and waste material must be stored inside a *building* that contains another approved *use*.

---

### **Recycling Facilities**

**1241** Recycling facilities must be provided for every *building* containing **Dwelling Units** or **Office uses**.

### **Storage of Goods, Materials and Supplies**

**1242** All goods, materials and supplies associated with a *use* must be contained within a *building*.





## Division 2: Centre City East Village Transition District (CC-ET)

### Purpose

**1243** The Centre City East Village Transition District is intended to provide for:

- (a) an important transition between the higher **density** commercial and **Office uses** of the downtown core and the more residential character of East Village;
- (b) a mix of **uses** within the transition zone between Downtown and East Village;
- (c) **development** of higher **density** and larger **building** massing than the rest of the East Village Districts;
- (d) a greater variety of **Office**, discretionary commercial, institutional and residential **uses**; and
- (e) a **building** form that is **street** oriented at **grade**.

### Permitted Uses

**1244 (1)** The following **uses** are **permitted uses** in the Centre City East Village Transition District:

- (a) **Accessory Residential Building;**
- (b) **Home Based Child Care – Class 1;**
- (c) **Home Occupation – Class 1;**
- (d) **Park;**
- (e) **Protective and Emergency Service;**
- (f) **Sign – Class A;** and
- (g) **Utilities.**

**(2)** The following **uses** are **permitted uses** in the Centre City East Village Transition District if they are located within existing approved **buildings**:

- (a) **Accessory Food Service;**
- (b) **Accessory Liquor Service;**
- (c) **Catering Service – Minor;**
- (d) **Convenience Food Store;**
- (e) **Financial Institution;**
- (f) **Fitness Centre;**
- (g) **Information and Service Provider;**
- (h) **Instructional Facility;**

- (i) **Museum;**
- (j) **Pet Care Service;**
- (k) **Power Generation Facility – Small;**
- (l) **Print Centre;**
- (m) **Radio and Television Studio;**
- (n) **Restaurant: Food Service Only – Small;**
- (o) **Retail and Consumer Service;**
- (p) **Specialty Food Store; and**
- (q) **Take Out Food Service.**

### **Discretionary Uses**

**1245 (1)** The following *uses* are **discretionary uses** in the Centre City East Village Transition District only if they were legally existing or approved prior to the effective date of this Bylaw:

- (a) **Parking Lot – Grade.**

**(2)** **Uses** listed in subsection 1244(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Centre City East Village Transition District.

**(3)** The following *uses* are **discretionary uses** in the Centre City East Village Transition District:

- (a) **Amusement Arcade;**
- (b) **Artist’s Studio;**
- (c) **Assisted Living;**
- (d) **Billiard Parlour;**
- (e) **Brewery, Winery and Distillery;**
- (f) **Child Care Service;**
- (g) **Cinema;**
- (h) **Community Entrance Feature;**
- (i) **Community Recreation Facility;**
- (j) **Computer Games Facility;**
- (k) **Conference and Event Facility;**
- (l) **Counselling Service;**
- (m) **Drinking Establishment – Large;**
- (n) **Drinking Establishment – Medium;**
- (o) **Drinking Establishment – Small;**



- (p) **Dwelling Unit;**
- (q) **Food Kiosk;**
- (r) **General Industrial – Light;**
- (s) **Health Services Laboratory – With Clients;**
- (t) **Home Occupation – Class 2;**
- (u) **Hotel;**
- (v) **Indoor Recreation Facility;**
- (w) **Library;**
- (x) **Liquor Store;**
- (y) **Live Work Unit;**
- (z) **Market;**
- (aa) **Market – Minor;**
- (bb) **Medical Clinic;**
- (cc) **Medical Marihuana Counselling;**
- (dd) **Office;**
- (ee) **Outdoor Café;**
- (ff) **Parking Lot – Grade (temporary);**
- (gg) **Parking Lot – Structure;**
- (hh) **Performing Arts Centre;**
- (ii) **Place of Worship – Small;**
- (jj) **Post-secondary Learning Institution;**
- (kk) **Residential Care;**
- (ll) **Restaurant: Food Service Only – Large;**
- (mm) **Restaurant: Food Service Only – Medium;**
- (nn) **Restaurant: Licensed – Large;**
- (oo) **Restaurant: Licensed – Medium;**
- (pp) **Restaurant: Licensed – Small;**
- (qq) **School – Private;**
- (rr) **School Authority – School;**
- (ss) **Seasonal Sales Area;**
- (tt) **Service Organization;**
- (uu) **Sign – Class B;**

- (vv) **Sign – Class C;**
- (ww) **Sign – Class D;**
- (xx) **Sign – Class E;**
- (yy) **Social Organization;**
- (zz) **Special Function – Class 2;**
- (aaa) **Supermarket;**
- (bbb) **Utility Building;** and
- (ccc) **Veterinary Clinic.**

### **Rules**

**1246** In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Centre City East Village Districts referenced in Part 12, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

### **Density**

**1247 (1)** The maximum **floor area ratio** is 7.0.

**(2)** In this section, for the purpose of calculating **floor area ratio**:

- (a) the **gross floor area** for the following **uses** must be excluded from the calculation to a maximum cumulative **floor area ratio** of 1.0:
  - (i) **Child Care Service;**
  - (ii) **Community Recreation Facility;**
  - (iii) **Conference and Event Facility;**
  - (iv) **Indoor Recreation Facility;**
  - (v) **Library;**
  - (vi) **Museum;**
  - (vii) **Performing Arts Centre;**
  - (viii) **Place of Worship – Small;**
  - (ix) **Protective and Emergency Service;**
  - (x) **School – Private;**
  - (xi) **School Authority – School;**
  - (xii) **Service Organization;**

- (xiii) **Social Organization**; and
- (xiv) **Utilities**; and
- (b) the following must be excluded from the calculation of **floor area ratio**:
  - (i) the total **gross floor area** of a **Post-secondary Learning Institution**, to a maximum of 3.0 **floor area ratio**; and
  - (ii) the total **gross floor area** transferred from a designated Municipal Historic Resource pursuant to the *Historical Resources Act* to a maximum of 3.0 **floor area ratio**.

### Use Area

- 1248 (1)** Unless otherwise referenced in subsections (2), (3), (4) and (5), the maximum **use area** for **uses** on the ground floor of a **building** is 1200.0 square metres.
- (2)** The maximum **use area** for **uses** on the ground floor is 465.0 square metres for the following **uses**:
- (a) **Drinking Establishment – Large**;
  - (b) **Restaurant: Food Service Only – Large**; and
  - (c) **Restaurant: Licensed – Large**.
- (3)** The maximum **use area** for **uses** on the ground floor of a **building** is 200.0 square metres for the following **uses**:
- (a) **Health Services Laboratory – With Clients**; and
  - (b) **Medical Clinic**.
- (4)** There is no maximum **use area** requirement for the following **uses**:
- (a) **Supermarket**; and
  - (b) **Retail and Consumer Service**.
- (5)** There is no maximum **use area** for **uses** located within **buildings** designated as a Municipal Historic Resource pursuant to the *Historical Resources Act*.

### Motor Vehicle Parking Stalls

- 1249 (1)** The following **uses** do not require **motor vehicle parking stalls**:
- (a) **Cinema**;
  - (b) **Drinking Establishment – Large**;
  - (c) **Drinking Establishment – Medium**;

- (d) **Drinking Establishment – Small;**
  - (e) **Restaurant: Food Service Only – Large;**
  - (f) **Restaurant: Food Service Only – Medium;**
  - (g) **Restaurant: Food Service Only – Small;**
  - (h) **Restaurant: Licensed – Large;**
  - (i) **Restaurant: Licensed – Medium;**
  - (j) **Restaurant: Licensed – Small;**
  - (k) **Restaurant: Neighbourhood;** and
  - (l) **Performing Arts Centre.**
- (2) The minimum number of required **motor vehicle parking stalls** for **Office** is 1.0 stall per 150.0 square metres of **gross usable floor area**.
- (3) For **Dwelling Units** or **Live Work Units**:
- (a) the minimum **motor vehicle parking stall** requirement is 0.5 stalls per **unit**;
  - (b) the maximum **motor vehicle parking stall** that may be provided is 1.0 stalls per **unit**; and
  - (c) the **visitor parking stall** requirement is 0.1 stall per **unit**.
- (4) For all other **uses** is the requirement referenced in Part 4.

### Restricted Parking Area

- 1250 (1)** The required **motor vehicle parking stalls** for **developments** located within the Restricted Parking Area, as identified on Map 13, is:
- (a) 50.0 per cent of the required stalls referenced in Section 1249; or
  - (b) the **motor vehicle parking stall** requirement referenced in Section 1249 where:
    - (i) the **development** has a **floor area ratio** less than or equal to 3.0 when located on a **parcel** equal to or less than 1812.0 square metres;
    - (ii) the stalls are required for **Assisted Living** units, **Dwelling Units**, **Hotel** guest rooms or **Live Work Units**, including **visitor parking stalls**; or
    - (iii) a **development** has been approved for a cumulative 9300.0 square metres or greater of **gross usable floor area** for **uses** contained in the Sales Group of Schedule A to this Bylaw.

- (2) A cash-in-lieu payment for the difference between the total number of **motor vehicle parking stalls** required in Section 1249 and the number of stalls allowed for in subsection (1)(a) must be provided.
- (3) Payments made under subsection (2) must be in accordance with **Council's** policy and calculated at the rate per **motor vehicle parking stall** established by **Council** at the time the payment is made.

### Short Stay Parking Stalls

- 1251 (1)** The number of **motor vehicle parking stalls** allowed for in Section 1249 or 1250, whichever applies, may be increased to provide **parking area – short stay** stalls under one of the following options when the **parcel** is located in an area identified in Map 14:
- (a) up to a total of 10.0 additional **motor vehicle parking stalls** where such stalls are:
    - (i) located in a portion of the **development** approved for use as a **parking area – short stay**;
    - (ii) included in a parking area which is operated as part of a **scramble parking** arrangement that is open to the public; and
    - (iii) prominently signed at the **street** level indicating the availability and conditions of **use** of such stalls; or
  - (b) more than 10.0 additional **motor vehicle parking stalls**, to a maximum of 25.0 per cent of the number of stalls required in section 1249 or 125.0 stalls, whichever is less, where such stalls are:
    - (i) located in a portion of the **development** approved for **use** as a **parking area – short stay**;
    - (ii) identified through appropriate signage, as **parking area – short stay** stalls;
    - (iii) prominently signed at the **street** level indicating the availability and conditions of **use** of such stalls; and
    - (iv) adjacent to a road network that the **Development Authority** has determined is capable of handling the added vehicle movements associated with the additional stalls.
- (2) When approving a **development permit** incorporating **parking area – short stay** stalls provided for in subsection (1)(b), the **Development Authority** must impose conditions, including, but not limited to, requiring the applicant to enter into a Special Development Agreement with The City which must include provision for:

- (a) the mechanism by which the **development** will be managed to ensure the operation of stalls as **parking area – short stay** stalls available to the public, at minimum, from 7.00 a.m. until 11:00 p.m. Mountain Standard Time seven days a week; and
- (b) an operating arrangement with the Calgary Parking Authority for the purpose of ensuring unrestricted public access to the stalls and establishing a mechanism to monitor and enforce the operation of the stalls as **parking area – short stay**.

### Parking Stall Transfer from Municipal Historic Resource Sites

- 1252 (1)** A **transferring parcel** within the Restricted Parking Area as identified in Map 13 may transfer to a **receiving parcel** in the Restricted Parking Area **motor vehicle parking stalls** which have not already been provided on the **transferring parcel**, where:
- (a) the **transferring parcel** is designated as a Municipal Historic Resource pursuant to the Historical Resources Act by a Bylaw approved by **Council**;
  - (b) the additional stalls being transferred do not exceed 20.0 per cent of the number of stalls the **development** is allowed on the **receiving parcel** in Section 1249; and
  - (c) the additional stalls provided on the **receiving parcel** are adjacent to a road network that the **Development Authority** has determined is capable of handling the added vehicle movements associated with the additional stalls.
- (2)** A maximum of 100.0 per cent of the potential **motor vehicle parking stalls** available on the **transferring parcel**, as determined in Section 1252(4), may be transferred to a **receiving parcel**.
- (3)** **Motor vehicle parking stalls** transferred to a **receiving parcel** under this section must not be provided on the **transferring parcel**.
- (4)** The number of **motor vehicle parking stalls** which may be transferred to a **receiving parcel** in accordance with subsection (1) is determined by:
- (a) calculating the amount of **gross usable floor area** that could be built on the **transferring parcel** designated as Municipal Historic Resource at a **floor area ratio** of 7.0;
  - (b) using the **gross usable floor area** in subsection (a), calculate the potential number of **motor vehicle parking stalls** on the **transferring parcel** at a rate of 0.7 stalls per 100 square metres of **gross usable floor area**;
  - (c) using the potential number of **motor vehicle parking stalls** in subsection (b), apply one of the following percentages based on the categorization of the **transferring parcel** on the **City's** Inventory of Evaluated Historic Resources;

- (i) City-Wide Historic Resource – 50.0 per cent;
- (ii) Community Historic Resource – 25.0 per cent; and
- (d) subtracting from the resulting number of **motor vehicle parking stalls** in subsection (b) the number of **motor vehicle parking stalls** that currently exist on the **transferring parcel**.

---



### Division 3: Centre City East Village Integrated Residential District (CC-EIR)

#### Purpose

**1253** The Centre City East Village Integrated Residential District is intended to provide for:

- (a) a mixed **use** area that integrates residential **uses** with a broad range of commercial, cultural and entertainment **uses**;
- (b) commercial **uses** located on the ground floor; and
- (c) a **building** form that is **street** oriented at **grade**.

#### Permitted Uses

**1254 (1)** The following **uses** are **permitted uses** in the Centre City East Village Integrated Residential District:

- (a) **Accessory Residential Building;**
- (b) **Home Based Child Care – Class 1;**
- (c) **Home Occupation – Class 1;**
- (d) **Park;**
- (e) **Protective and Emergency Service;**
- (f) **Sign – Class A; and**
- (g) **Utilities.**

**(2)** The following **uses** are **permitted uses** in the Centre City East Village Integrated Residential District if they are located within existing approved **buildings**:

- (a) **Accessory Food Service;**
- (b) **Accessory Liquor Service;**
- (c) **Convenience Food Store;**
- (d) **Financial Institution;**
- (e) **Fitness Centre;**
- (f) **Information and Service Provider;**
- (g) **Instructional Facility;**
- (h) **Museum;**
- (i) **Pet Care Service;**
- (j) **Power Generation Facility – Small;**
- (k) **Print Centre;**

- (l) **Radio and Television Studio;**
- (m) **Restaurant: Food Service Only – Small;**
- (n) **Retail and Consumer Service;**
- (o) **Specialty Food Store;** and
- (p) **Take Out Food Service.**

### **Discretionary Uses**

**1255 (1)** The following *uses* are **discretionary uses** in the Centre City East Village Integrated Residential District only if they were legally existing or approved prior to the effective date of this Bylaw:

(a) **Parking Lot – Grade.**

**(2)** *Uses* listed in subsection 1254(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Centre City East Village Integrated Residential District.

**(3)** The following *uses* are **discretionary uses** in the Centre City East Village Integrated Residential District:

- (a) **Amusement Arcade;**
- (b) **Artist’s Studio;**
- (c) **Assisted Living;**
- (d) **Billiard Parlour;**
- (e) **Brewery, Winery and Distillery;**
- (f) **Child Care Service;**
- (g) **Cinema;**
- (h) **Community Entrance Feature;**
- (i) **Community Recreation Facility;**
- (j) **Conference and Event Facility;**
- (k) **Counselling Service;**
- (l) **Dinner Theatre;**
- (m) **Drinking Establishment – Large;**
- (n) **Drinking Establishment – Medium;**
- (o) **Drinking Establishment – Small;**
- (p) **Dwelling Unit;**
- (q) **Food Kiosk;**
- (r) **Health Services Laboratory – With Clients;**

- (s) **Home Occupation – Class 2;**
- (t) **Hotel;**
- (u) **Indoor Recreation Facility;**
- (v) **Library;**
- (w) **Liquor Store;**
- (x) **Live Work Unit;**
- (y) **Market – Minor;**
- (z) **Medical Clinic;**
- (aa) **Medical Marihuana Counselling;**
- (bb) **Night Club;**
- (cc) **Office;**
- (dd) **Outdoor Café;**
- (ee) **Parking Lot – Grade (Temporary);**
- (ff) **Parking Lot – Structure;**
- (gg) **Performing Arts Centre;**
- (hh) **Place of Worship – Small;**
- (ii) **Post-secondary Learning Institution;**
- (jj) **Residential Care;**
- (kk) **Restaurant: Food Service Only – Large;**
- (ll) **Restaurant: Food Service Only – Medium;**
- (mm) **Restaurant: Licensed – Large;**
- (nn) **Restaurant: Licensed – Medium;**
- (oo) **Restaurant: Licensed – Small;**
- (pp) **Restaurant: Neighbourhood;**
- (qq) **Seasonal Sales Area;**
- (rr) **Service Organization;**
- (ss) **School - Private;**
- (tt) **School Authority – School;**
- (uu) **Sign – Class B;**
- (vv) **Sign – Class C;**
- (ww) **Sign – Class D;**
- (xx) **Sign – Class E;**

- (yy) **Social Organization;**
- (zz) **Special Function – Class 2;**
- (aaa) **Supermarket;** and
- (bbb) **Utility Building.**

### **Rules**

**1256** In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Centre City East Village Districts referenced in Part 12, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

### **Density**

**1257 (1)** The maximum **floor area ratio** for development is 7.0.

**(2)** In this section, for the purpose of calculating **floor area ratio**:

- (a) the following **uses** must be excluded from the calculation to a maximum cumulative **floor area ratio** of 1.0:
  - (i) **Child Care Service;**
  - (ii) **Community Recreation Facility;**
  - (iii) **Conference and Event Facility;**
  - (iv) **Indoor Recreation Facility;**
  - (v) **Library;**
  - (vi) **Museum;**
  - (vii) **Performing Arts Centre;**
  - (viii) **Place of Worship – Small;**
  - (ix) **Protective and Emergency Service;**
  - (x) **School – Private;**
  - (xi) **School Authority – School;**
  - (xii) **Service Organization;**
  - (xiii) **Social Organization;** and
  - (xiv) **Utilities;** and

- (b) the following must be excluded from the calculation of **floor area ratio**:
- (i) the total **gross floor area** of a **Post-secondary Learning Institution** to a maximum of 3.0 **floor area ratio**; and
  - (ii) the total **gross floor area** transferred from a designated Municipal Historic Resource pursuant to the *Historical Resources Act* to a maximum of 3.0 **floor area ratio**.

### Use Area

- 1258 (1)** Unless otherwise referenced in subsection (2) and (3) the maximum **use area** for **uses** on the ground floor of a **building** is 465.0 square metres.
- (2)** The maximum **use area** for **uses** on the ground floor of a **building** is 200.0 square metres for the following **uses**:
- (a) **Health Services Laboratory – With Clients**; and
  - (b) **Medical Clinic**.
- (3)** The maximum use area of a **Night Club** is 300.0 square metres where located on the ground floor of a **building**.



## Division 4: Centre City East Village Mixed Use District (CC-EMU)

### Purpose

**1259** The Centre City East Village Mixed Use District is intended to provide for:

- (a) a mixed-use area that integrates residential **uses** with a range of commercial **uses**, local services and amenities; and
- (b) a **building** form that is **street** oriented at **grade**.

### Permitted Uses

**1260 (1)** The following **uses** are **permitted uses** in the Centre City East Village Mixed Use District:

- (a) **Accessory Residential Building;**
- (b) **Home Based Child Care – Class 1;**
- (c) **Home Occupation – Class 1;**
- (d) **Park;**
- (e) **Protective and Emergency Service;**
- (f) **Sign – Class A ; and**
- (g) **Utilities.**

**(2)** The following **uses** are **permitted uses** in the Centre City East Village Mixed Use District if they are located within existing approved **buildings**:

- (a) **Accessory Food Service;**
- (b) **Accessory Liquor Service;**
- (c) **Convenience Food Store;**
- (d) **Financial Institution;**
- (e) **Fitness Centre;**
- (f) **Information and Service Provider;**
- (g) **Instructional Facility;**
- (h) **Museum;**
- (i) **Pet Care Service;**
- (j) **Power Generation Facility – Small;**
- (k) **Print Centre;**
- (l) **Restaurant: Food Service Only – Small;**
- (m) **Retail and Consumer Service;**

- (n) **Specialty Food Store**; and
- (o) **Take Out Food Service.**

**Discretionary Uses**

- 1261 (1)** The following *uses* are **discretionary uses** in the Centre City East Village Mixed Use District only if they were legally existing or approved prior to the effective date of this Bylaw:
- (a) **Parking Lot – Grade.**
- (2)** *Uses* listed in subsection 1260(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Centre City East Village Mixed Use District.
- (3)** The following *uses* are **discretionary uses** in the Centre City East Village Mixed Use District:
- (a) **Artist’s Studio**;
  - (b) **Assisted Living**;
  - (c) **Brewery, Winery and Distillery**;
  - (d) **Child Care Service**;
  - (e) **Community Entrance Feature**;
  - (f) **Community Recreation Facility**;
  - (g) **Counselling Service**;
  - (h) **Drinking Establishment – Medium**;
  - (i) **Drinking Establishment – Small**;
  - (j) **Dwelling Unit**;
  - (k) **Home Occupation – Class 2**;
  - (l) **Hotel**;
  - (m) **Indoor Recreation Facility**;
  - (n) **Liquor Store**;
  - (o) **Live Work Unit**;
  - (p) **Market – Minor**;
  - (q) **Medical Clinic**;
  - (r) **Medical Marijuana Counselling**;
  - (s) **Office**;
  - (t) **Outdoor Café**;
  - (u) **Place of Worship – Small**;
  - (v) **Post-secondary Learning Institution**;



- (w) **Residential Care;**
  - (x) **Restaurant: Food Service Only – Medium;**
  - (y) **Restaurant: Licensed – Medium;**
  - (z) **Restaurant: Licensed – Small;**
  - (aa) **Restaurant: Neighbourhood;**
  - (bb) **School – Private;**
  - (cc) **School Authority – School;**
  - (dd) **Seasonal Sales Area;**
  - (ee) **Service Organization;**
  - (ff) **Sign – Class B;**
  - (gg) **Sign – Class C;**
  - (hh) **Sign – Class D;**
  - (ii) **Sign – Class E;**
  - (jj) **Social Organization;**
  - (kk) **Special Function – Class 2;**
  - (ll) **Utility Building;** and
  - (mm) **Veterinary Clinic.**
- (4) The following **uses** are additional **discretionary uses** when located within **buildings** designated as a Municipal Historic Resource pursuant to the Historical Resources Act:
- (a) **Restaurant: Food Service Only – Large;** and
  - (b) **Restaurant: Licensed – Large.**

## Rules

**1262** In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Centre City East Village Districts referenced in Part 12, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

## Density

- 1263 (1)** The maximum **floor area ratio** for **development** is 6.65.
- (2)** In this section, for the purpose of calculating **floor area ratio**:

- (a) the **gross floor area** for the following **uses** must be excluded from the calculation to a maximum cumulative **floor area ratio** of 1.0:
- (i) **Child Care Service;**
  - (ii) **Community Entrance Feature;**
  - (iii) **Community Recreation Facility;**
  - (iv) **Indoor Recreation Facility;**
  - (v) **Museum;**
  - (vi) **Place of Worship – Small;**
  - (vii) **Post-secondary Learning Institution;**
  - (viii) **Protective and Emergency Service;**
  - (ix) **School – Private;**
  - (x) **School Authority – School;**
  - (xi) **Service Organization;**
  - (xii) **Social Organization;** and
  - (xiii) **Utilities;** and
- (b) the total **gross floor area** transferred from a designated Municipal Historic Resource pursuant to the *Historical Resources Act*, must be excluded from the calculation of **floor area ratio** to a maximum of 3.0 **floor area ratio**.

**Use Area**

- 1264 (1)** Unless otherwise referenced in subsection (2), the maximum **use area** for **uses** on the ground floor of a **building** is 465.0 square metres.
- (2)** The maximum **use area** for a **Medical Clinic** is 200.0 square metres where located on the ground floor of a **building**.





## Division 5: Centre City East Village Primarily Residential District (CC-EPR)

### Purpose

**1265** The Centre City East Village Primarily Residential District is intended to provide for:

- (a) a mainly residential area with a limited range of support commercial **uses** and local amenities;
- (b) commercial **uses** that are developed as part of a comprehensive residential mixed **use development**; and
- (c) a **building** form that is **street** oriented at **grade**.

### Permitted Uses

**1266 (1)** The following **uses** are **permitted uses** in the Centre City East Village Primarily Residential District:

- (a) **Accessory Residential Building;**
- (b) **Home Based Child Care – Class 1;**
- (c) **Home Occupation – Class 1;**
- (d) **Park;**
- (e) **Protective and Emergency Service;**
- (f) **Sign – Class A;** and
- (g) **Utilities.**

**(2)** The following **uses** are **permitted uses** in the Centre City East Village Primarily Residential District if they are located within existing approved **buildings**:

- (a) **Accessory Food Service;**
- (b) **Convenience Food Store;**
- (c) **Financial Institution;**
- (d) **Fitness Centre;**
- (e) **Information and Service Provider;**
- (f) **Pet Care Service;**
- (g) **Power Generation Facility – Small;**
- (h) **Print Centre;**
- (i) **Restaurant: Food Service Only – Small;**

- (j) **Retail and Consumer Service;**
- (k) **Specialty Food Store; and**
- (l) **Take Out Food Service.**

### **Discretionary Uses**

**1267 (1)** The following *uses* are **discretionary uses** in the Centre City East Village Primarily Residential District only if they were legally existing or approved prior to the effective date of this Bylaw:

(a) **Parking Lot – Grade.**

**(2)** *Uses* listed in subsection 1266(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Centre City East Village Primarily Residential District.

**(3)** The following *uses* are **discretionary uses** in the Centre City East Village Primarily Residential District:

- (a) **Accessory Liquor Service;**
- (b) **Artist’s Studio;**
- (c) **Assisted Living;**
- (d) **Child Care Service;**
- (e) **Community Entrance Feature;**
- (f) **Community Recreation Facility;**
- (g) **Counselling Service;**
- (h) **Drinking Establishment – Small;**
- (i) **Dwelling Unit;**
- (j) **Food Kiosk;**
- (k) **Home Occupation – Class 2;**
- (l) **Hotel;**
- (m) **Indoor Recreation Facility;**
- (n) **Instructional Facility;**
- (o) **Liquor Store;**
- (p) **Live Work Unit;**
- (q) **Market – Minor;**
- (r) **Medical Clinic;**
- (s) **Medical Marihuana Counselling;**
- (t) **Office;**

- (u) **Outdoor Café;**
- (v) **Outdoor Recreation Area;**
- (w) **Place of Worship – Small;**
- (x) **Residential Care;**
- (y) **Restaurant: Licensed – Small;**
- (z) **Restaurant: Neighbourhood;**
- (aa) **School – Private;**
- (bb) **School Authority – School;**
- (cc) **Seasonal Sales Area;**
- (dd) **Service Organization;**
- (ee) **Sign – Class B;**
- (ff) **Sign – Class C;**
- (gg) **Sign – Class D;**
- (hh) **Sign – Class E;**
- (ii) **Social Organization;**
- (jj) **Special Function – Class 2; and**
- (kk) **Utility Building.**

## Rules

**1268** In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Centre City East Village Districts referenced in Part 12, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

## Density

**1269 (1)** The maximum **floor area ratio** for **development** is 6.65.

**(2)** In this section, for the purpose of calculating **floor area ratio**:

- (a) the **gross floor area** for the following **uses** must be excluded from the calculation to a maximum cumulative **floor area ratio** of 1.0:
  - (i) **Child Care Service;**
  - (ii) **Community Recreation Facility;**
  - (iii) **Indoor Recreation Facility;**

- 
- (iv) **Place of Worship – Small;**
  - (v) **Protective and Emergency Service;**
  - (vi) **School – Private;**
  - (vii) **School Authority – School;**
  - (viii) **Service Organization;**
  - (ix) **Social Organization;** and
  - (x) **Utilities;** and
- (b) the total **gross floor area** transferred from a designated Municipal Historic Resource pursuant to the *Historical Resources Act* must be excluded from the calculation of **floor area ratio** to a maximum of 3.0 **floor area ratio**.

#### **Use Area**

- 1270 (1)** Unless otherwise referenced in subsection (2), the maximum **use area** for **uses** on the ground floor of a **building** is 465.0 square metres.
- (2)** The maximum **use area** of a **Medical Clinic** is 200.0 square metres where located on the ground floor of a **building**.







## Division 6: Centre City East Village River Residential District (CC-ERR)

### Purpose

**1271** The Centre City East Village River Residential District is intended to provide for:

- (a) a signature site with high visibility and direct riverfront views;
- (b) mainly residential **uses** with support commercial **uses**;
- (c) active commercial **uses** located on the ground floor of a **building**; and
- (d) a **building** form that is street oriented at **grade**.

### Permitted Uses

**1272** The following **uses** are **permitted uses** in the Centre City East Village River Residential District:

- (a) **Accessory Residential Building**;
- (b) **Home Based Child Care – Class 1**;
- (c) **Home Occupation – Class 1**;
- (d) **Park**;
- (e) **Protective and Emergency Service**;
- (f) **Sign – Class A**; and
- (g) **Utilities**.

### Discretionary Uses

**1273 (1)** The following **uses** are **discretionary uses** in the Centre City East Village River Residential District:

- (a) **Brewery, Winery and Distillery**;
- (b) **Child Care Service**;
- (c) **Community Recreation Facility**;
- (d) **Dwelling Unit**;
- (e) **Home Occupation – Class 2**;
- (f) **Hotel**;
- (g) **Indoor Recreation Facility**;
- (h) **Market – Minor**;
- (i) **Outdoor Café**;

- (j) **Power Generation Facility – Small;**
- (k) **Restaurant: Food Service Only – Medium;**
- (l) **Restaurant: Food Service Only – Small;**
- (m) **Restaurant: Licensed – Medium;**
- (n) **Restaurant: Licensed – Small;**
- (o) **Restaurant: Neighbourhood;**
- (p) **Retail and Consumer Service;**
- (q) **Seasonal Sales Area;**
- (r) **Sign – Class B;**
- (s) **Sign – Class C;**
- (t) **Sign – Class D;**
- (u) **Sign – Class E;**
- (v) **Social Organization;** and
- (w) **Special Function – Class 2.**

#### **Rules**

- 1274 (1)** In addition to the rules in this District, all **uses** in this District must comply with:
- (a) The General Rules for Centre City East Village Districts referenced in Part 12, Division 1;
  - (b) The Rules Governing All Districts referenced in Part 3; and
  - (c) The applicable Uses and Use Rules referenced in Part 4.

#### **Density**

- 1275 (1)** The maximum **floor area ratio** is 5.0.
- (2)** In this section, for the purpose of calculating **floor area ratio**:
- (a) the following **uses** must be excluded from the calculation to a maximum cumulative **floor area ratio** of 1.0:
    - (i) **Child Care Service;**
    - (ii) **Protective and Emergency Service;**
    - (iii) **Social Organization;** and
    - (iv) **Utilities;** and
  - (b) the total **gross floor area** transferred from a designated Municipal Historic Resource pursuant to the *Historical Resources Act*, must be excluded from the calculation of **floor area ratio** to a maximum of 3.0 **floor area ratio**.

**Use Area**

**1276** The maximum *use area* for *uses* on the ground floor of a *building* is 465.0 square metres.



## Division 7: Centre City East Village Recreational District (CC-ER)

### Purpose

**1277** The Centre City East Village Recreational District is intended to be characterized by:

- (a) a multi-use plaza for informal and formal public activities;
- (b) **building** design consistent with the form, character and aesthetic quality of the open space immediately adjacent to the Bow River;
- (c) a small amount of low intensity commercial **uses**; and
- (d) a range of low intensity, seasonal **uses**.

### Permitted Uses

**1278** The following **uses** are **permitted uses** in the Centre City East Village Recreational District:

- (a) **Park**;
- (b) **Protective and Emergency Service**; and
- (c) **Utilities**.

### Discretionary Uses

**1279** The following **uses** are **discretionary uses** in the Centre City East Village Recreational District:

- (a) **Community Entrance Feature**;
- (b) **Food Kiosk**;
- (c) **Market**;
- (d) **Outdoor Café**;
- (e) **Power Generation Facility – Small**;
- (f) **Restaurant: Food Service Only – Small**;
- (g) **Restaurant: Licensed – Small**;
- (h) **Sign – Class A**;
- (i) **Sign – Class B**;
- (j) **Sign – Class D**;
- (k) **Sign – Class E**;
- (l) **Special Function – Class 2**;

- (m) **Take Out Food Service**; and
- (n) **Utility Building.**

### **Rules**

**1280** In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Centre City East Village Districts referenced in Part 12, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses and Use Rules referenced in Part 4.

### **Building Design**

**1281 (1)** The **parcel** located north of 7 Avenue S.E., south of 6 Avenue S.E. and between 4 Street S.E. and Riverfront Lane S.E. is allowed a maximum of one **building** with:

- (a) a maximum **gross floor area** of 100.0 square metres; and
- (b) a maximum **building height** of 10.0 metres, not to exceed one storey.

**1282** *deleted*

**1283** *deleted*

**1284** *deleted*

**1285** *deleted*

**1286** *deleted*

**1287** *deleted*

**1288** *deleted*

**1289** *deleted*

**1290** *deleted*

**1291** *deleted*

**1292** *deleted*

**1293** *deleted*