

BYLAW NO. 36D2008

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2008-0016)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

AND WHEREAS Council has held a public hearing as required by Section 692 of the Municipal Government Act, R.S.A. 2000, c.M-26 as amended;


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

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Maps shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Maps shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".
2. This Bylaw comes into force on June 1, 2008.

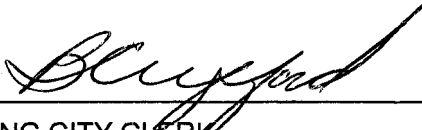
READ A FIRST TIME THIS 12th DAY OF MAY, 2008.

READ A SECOND TIME THIS 12th DAY OF MAY, 2008.

READ A THIRD TIME THIS 12th DAY OF MAY, 2008.



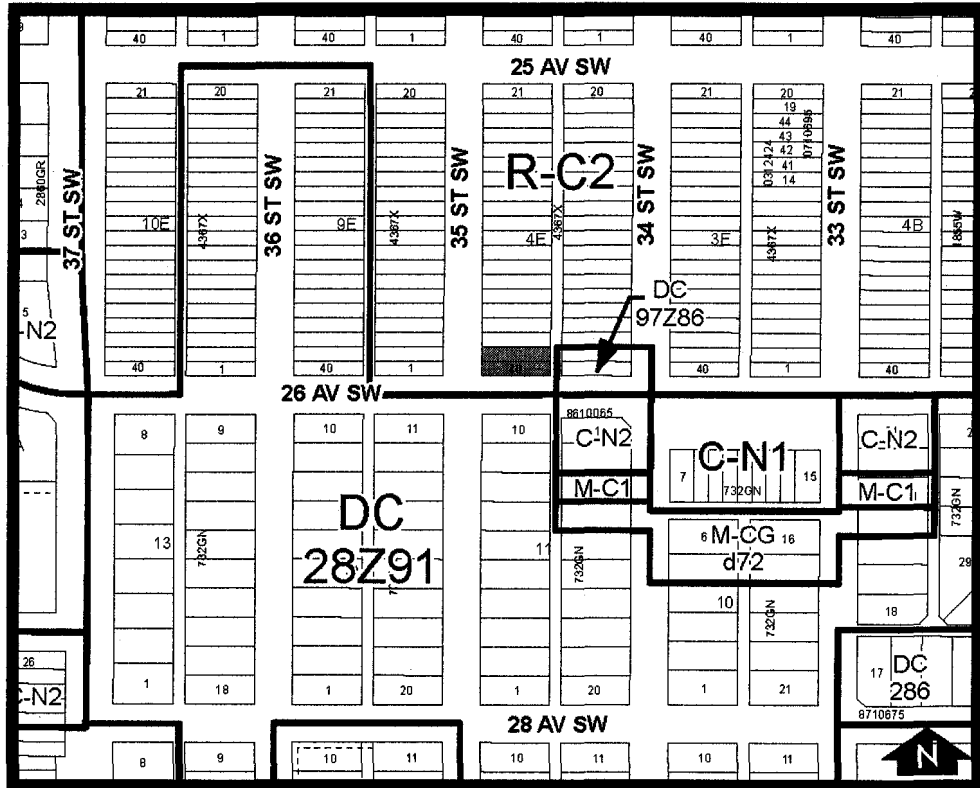
MAYOR
SIGNED THIS 12th DAY OF MAY, 2008.



ACTING CITY CLERK
SIGNED THIS 12th DAY OF MAY, 2008.

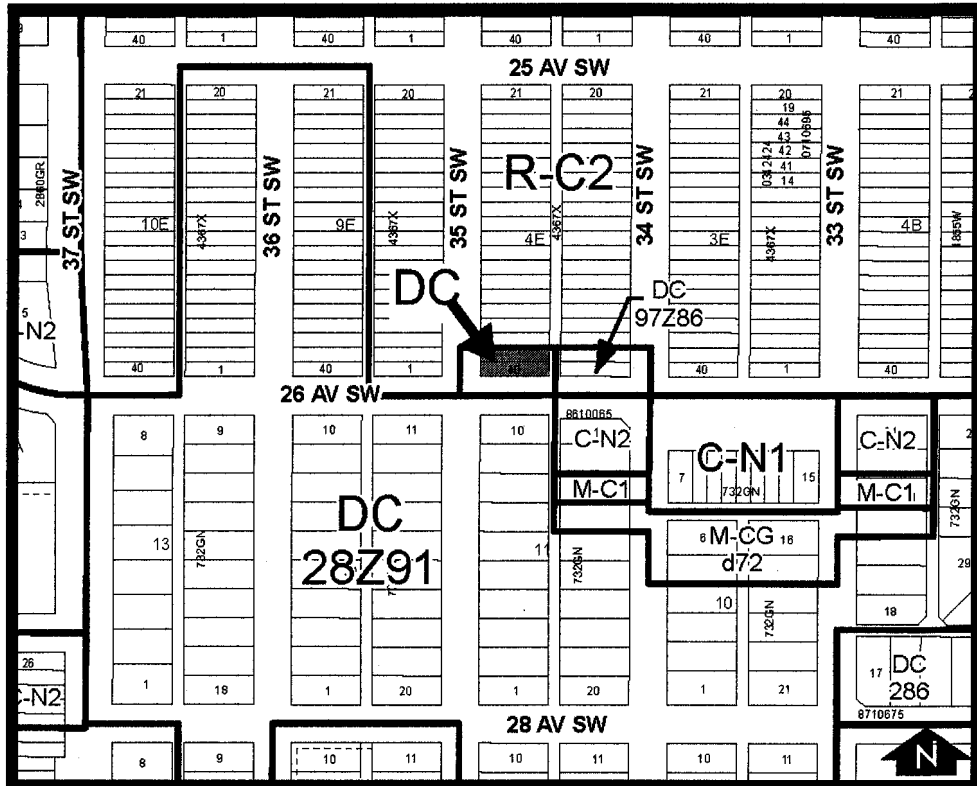
Amendment LOC2008-0016 Bylaw 36D2008

SCHEDULE A



Amendment LOC2008-0016 Bylaw 36D2008

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to:

- (a) accommodate existing residential *development* and contextually sensitive redevelopment in the form of **Duplex Dwellings, Semi-detached Dwellings** and **Single Detached Dwellings** in the **Developed Area**; and
- (b) allow for an **Office** use within the *building* that exists on the *parcel* as of the date of passage of this Bylaw.

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SCHEDULE B

CONTINUED

Compliance with Bylaw 1P2007

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

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Permitted Uses

- 4 The *permitted uses* of the R-C2 Residential – Contextual One / Two Dwelling District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

Discretionary Uses

- 5 The *discretionary uses* of the R-C2 Residential – Contextual One / Two Dwelling District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District with the addition of:

- (a) Office.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the R-C2 Residential – Contextual One / Two Dwelling District of Bylaw 1P2007 apply to this Direct Control District.

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SCHEDULE B

CONTINUED

Office Uses

- 7** **Offices** are only allowed within the existing *building* located on the *parcel* as of the date of passage of this Bylaw.

Required Motor Vehicle Parking Stalls

- 8** The minimum number of required *motor vehicle parking stalls* is:
- (a) 4.0 stalls in total for of all *uses* on the *parcel* when an **Office** is located in the existing *building* referred to in section 7; or
 - (b) the minimum requirement specified in Bylaw 1P2007 when an **Office** is not located on the *parcel*.

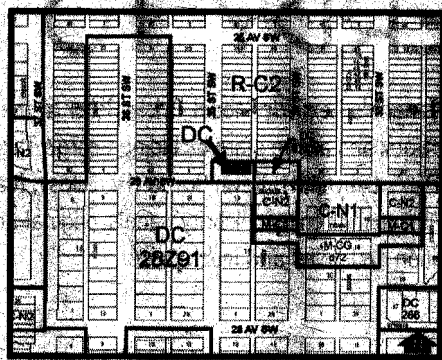
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ADVERTISED IN: Calgary Sun on Thursday April 24, 2008

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LEGEND - Land Use Districts (Bylaw 1P2007)

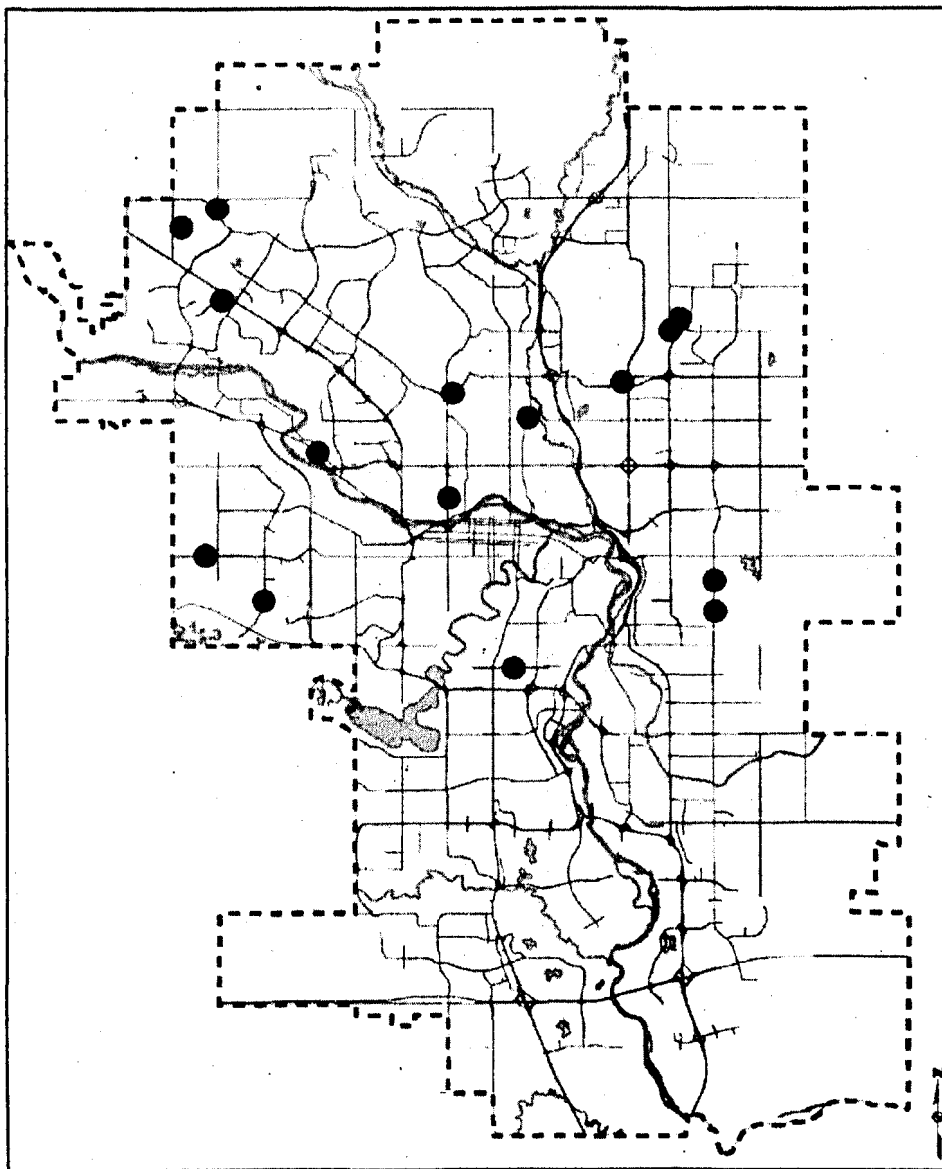
Existing Land Use Districts	Proposed Land Use Districts
R-C2 - Residential - Contextual One/Two Dwelling District	DC - Direct Control District



Municipal Address		Legal Description	Current 1P2007 LUD	Proposed 1P2007 LUD
26 AV SW	3514	Plan 4367X, Block 4E, Lots 39 and 40	R-C2	DC

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ADVERTISED IN: Calgary Sun on Thursday April 24, 2008



TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/36D2008

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APPROVED AS TO CONTENT



IAN COPE
HEAD – ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM



DAVID MERCER
CITY SOLICITOR

BUDGET PROGRAM NO.
(if applicable)

DATE OF COUNCIL INSTRUCTION
(if applicable)
