

BYLAW NUMBER 37D2009

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2004-0089)**

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

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

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

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

READ A FIRST TIME THIS 6TH DAY OF APRIL, 2009.

READ A SECOND TIME AS AMENDED THIS 6TH DAY OF APRIL, 2009.

READ A THIRD TIME AS AMENDED THIS 6TH DAY OF APRIL, 2009.

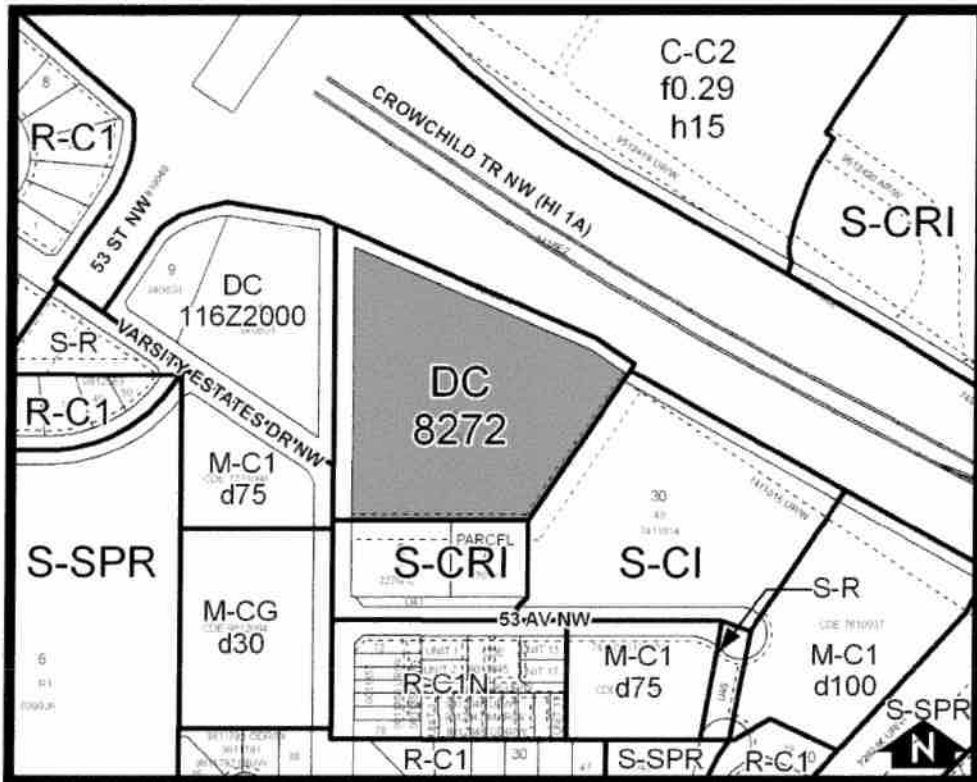


MAYOR
SIGNED THIS 30TH DAY OF APRIL, 2009.

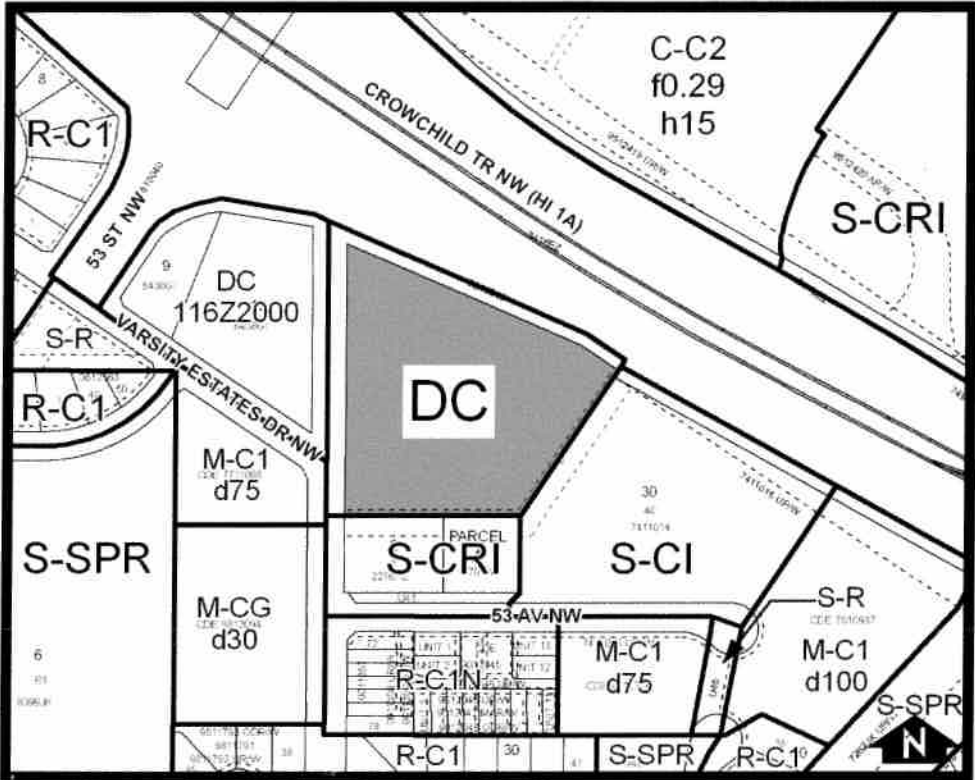


ACTING CITY CLERK
SIGNED THIS 30TH DAY OF APRIL, 2009.

SCHEDULE A



SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to:
 - (a) accommodate the development as shown on the plans and renderings available to **Council** during its consideration of this Direct Control District; and
 - (b) implement the policies of the Varsity Land Use Study approved by resolution of Council in 2007 on the subject parcel.

**AMENDMENT LOC2004-0089
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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 Multi-Residential – High Density Medium Rise (M-H2) district of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

- 5 The ***discretionary uses*** of the Multi-Residential – High Density Medium Rise (M-H2) district of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the exclusion of:

- (a) **Addiction Treatment;**
- (b) **Custodial Care;**
- (c) **Home Occupation – Class 2;**
- (d) **Residential Care; and**
- (e) **Sign – Class E.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Multi-Residential – High Density Medium Rise (M-H2) district of Bylaw 1P2007 apply in this Direct Control District.

Maximum Floor Area Ratio

- 7 The maximum ***floor area ratio*** is 3.0

Density

- 8 The maximum ***density*** is 230 ***units*** per hectare.

Landscaping

- 9 A minimum of 40% of the parcel area be ***landscaped area*** at ***grade***.

Building Height

- 10 The maximum ***building height*** is 38.5 metres.

Development Plans

- 11 Comprehensive plans must be submitted to the ***Development Authority*** as part of a ***development permit*** application. In considering such an application, the ***Development Authority*** must ensure the development plans substantially conform with the plans and renderings available to ***Council*** during its consideration of this Bylaw.