

BYLAW NUMBER 62D2011

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2011-0022)**

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;

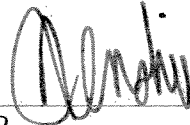
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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.

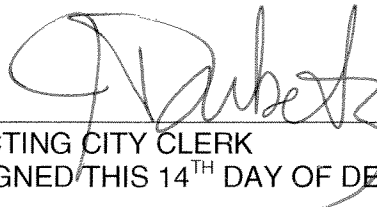
READ A FIRST TIME THIS 5TH DAY OF DECEMBER, 2011.

READ A SECOND TIME, AS AMENDED THIS 5TH DAY OF DECEMBER, 2011.

READ A THIRD TIME, AS AMENDED THIS 5TH DAY OF DECEMBER, 2011.



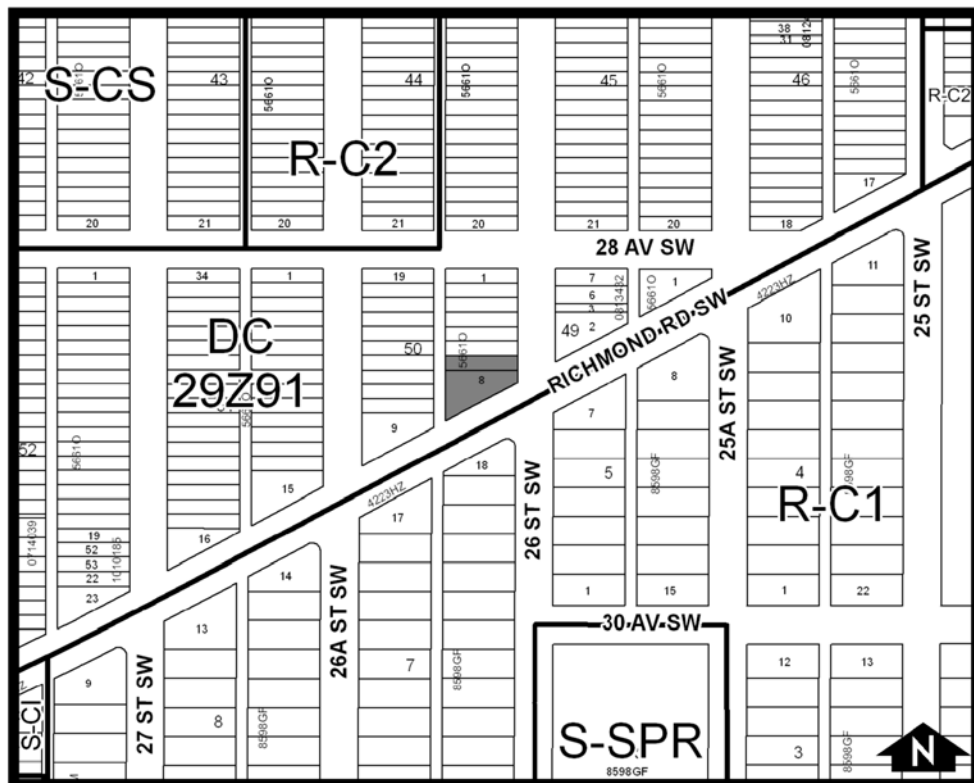
MAYOR
SIGNED THIS 14TH DAY OF DECEMBER, 2011.



ACTING CITY CLERK
SIGNED THIS 14TH DAY OF DECEMBER, 2011.

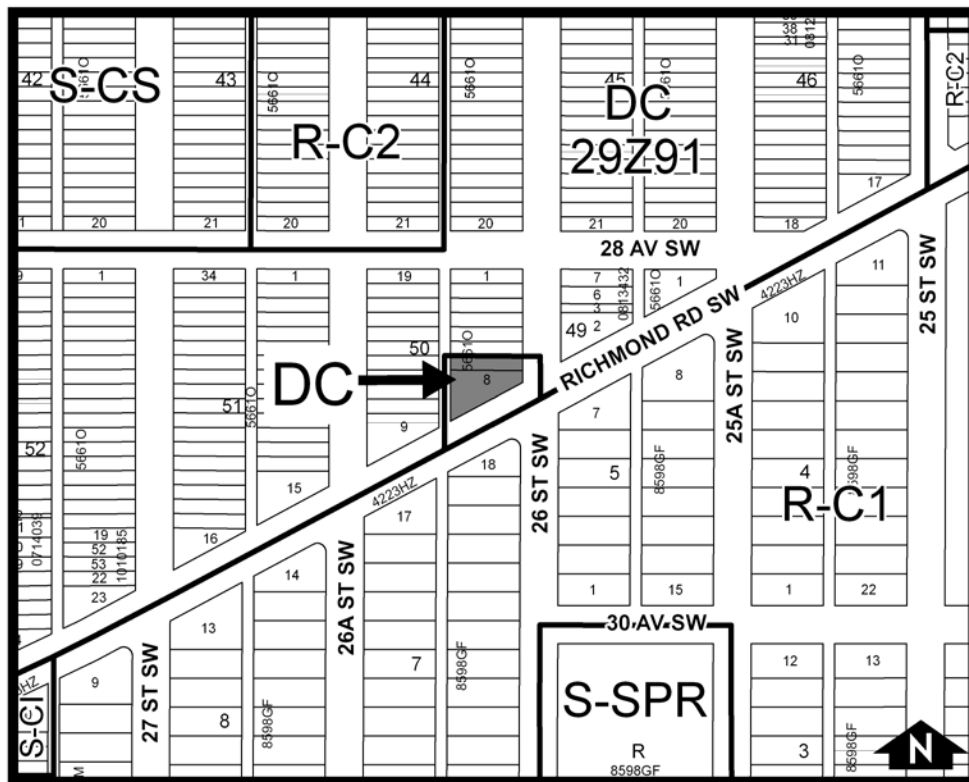
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SCHEDULE A



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SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to:

- (a) establish height and density rules that are contextual to the adjacent *low density residential development*.

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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 – Contextual Grade-Oriented (M-CG) district of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Multi-Residential – Contextual Grade-Oriented (M-CG) district of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Multi-Residential – Contextual Grade-Oriented (M-CG) district of Bylaw 1P2007 apply in this Direct Control District.

Density

- 7 The maximum **density** is 33 **units** per hectare.

Building Height

- 8 (1) Unless otherwise referenced in subsections (2) and (3), the maximum **building height** is 10.0 metres.
- (2) The maximum **building height** on a **parcel** that shares a **property line** with another **parcel** that has no **buildings** or that has a **building** with a height greater than 6.0 metres above **grade** at that shared **property line**, and where the other **parcel** is designated with a **low density residential district** or M-CG District:
- (a) is 8.0 metres measured from **grade** at the shared **property line**; and
 - (b) increases proportionately to a maximum of 10.0 metres measured from **grade** at a distance of 4.0 metres from the shared **property line**.

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- (3) The maximum **building height** on a **parcel** that shares a **property line** with a **parcel** that has a **building** with a **height** that does not exceed 6.0 metres above **grade** at that shared **property line**, and where the other **parcel** is designated with a **low density residential district** or M-CG District:
- (a) is 6.0 metres measured from **grade** at the shared **property line**; and
 - (b) increases proportionately to a maximum of 10.0 metres measured from **grade** at a distance of 6.0 metres from the shared **property line**.