

BYLAW NUMBER 1D2012

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2011-0040)

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;

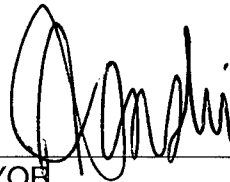
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 9TH DAY OF JANUARY, 2012.

READ A SECOND TIME THIS 9TH DAY OF JANUARY, 2012.

READ A THIRD TIME THIS 9TH DAY OF JANUARY, 2012.



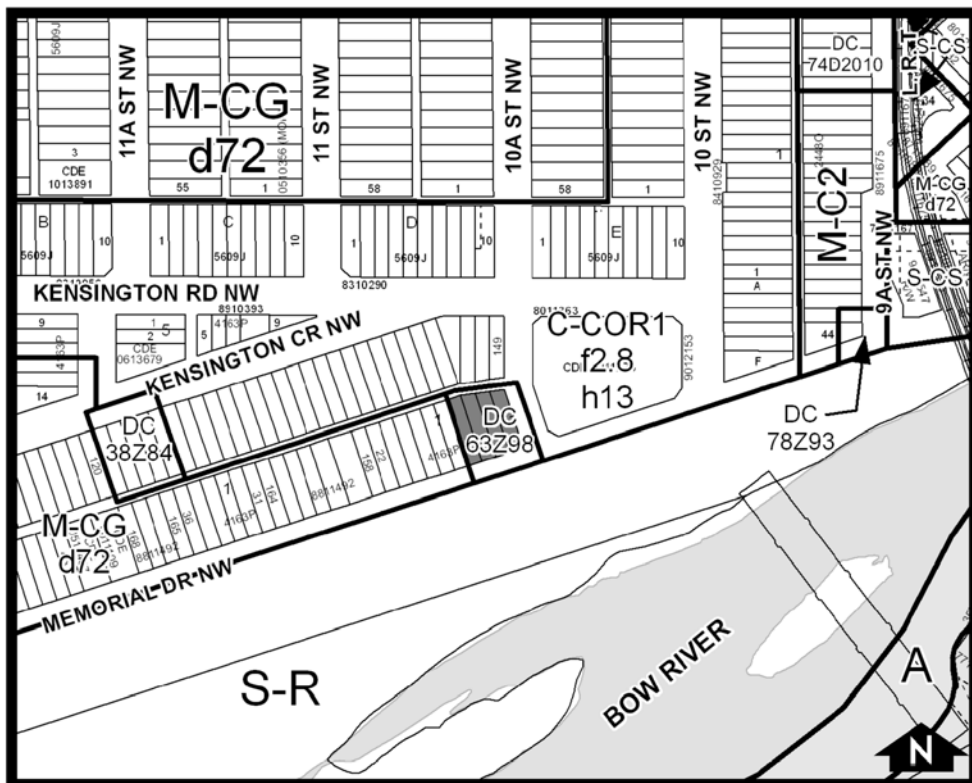
MAYOR
SIGNED THIS 9TH DAY OF JANUARY, 2012.



ACTING CITY CLERK
SIGNED THIS 9TH DAY OF JANUARY, 2012.

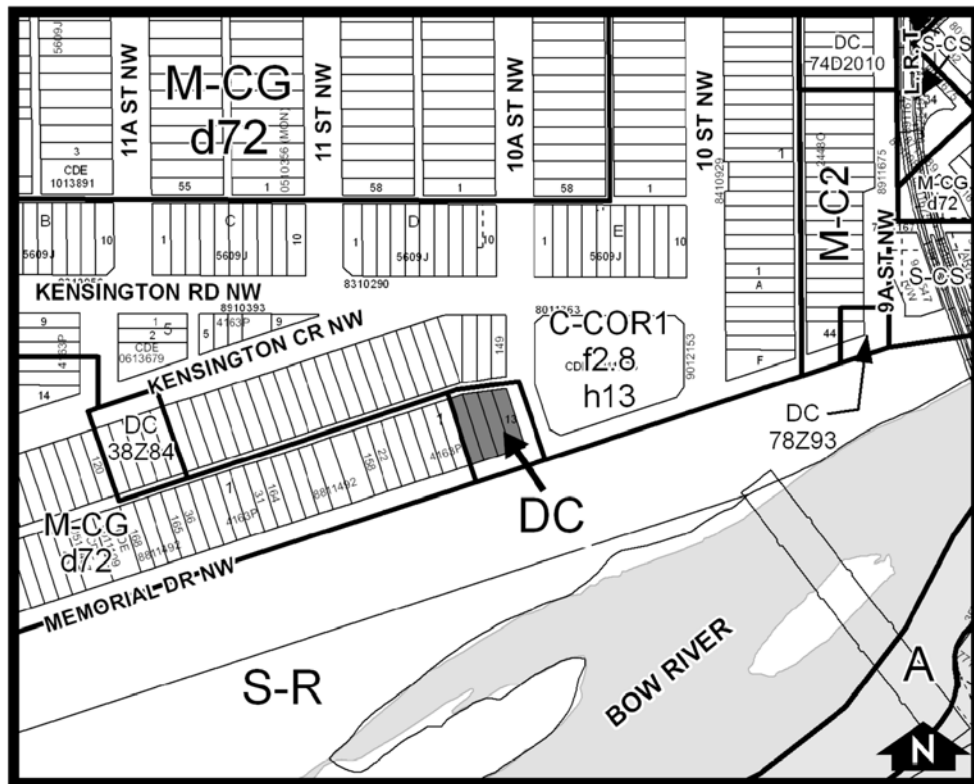
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SCHEDULE A



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SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to:

- (a) accommodate a **Hotel** with 19 guest rooms; and
- (b) allow for the public use of a restaurant and **Outdoor Café**.

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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 following *uses* are *permitted uses* in this Direct Control District:

- (a) **Park;**
- (b) **Sign-Class A;**
- (c) **Sign-Class B;**
- (d) **Sign-Class D; and**
- (e) **Utilities.**

Discretionary Uses

- 5 The following *uses* are *discretionary uses* in this Direct Control District:

- (a) **Hotel;**
- (b) **Outdoor Café;**
- (c) **Restaurant Food Service Only – Small; and**
- (d) **Restaurant: Licensed – Small.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Commercial - Corridor 1 (C-COR1) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7 The maximum *floor area ratio* is 1.2.

Building Height

- 8 The maximum *building height* is 10.0 metres.

Hotel Rooms

- 9 The maximum number of guest rooms in a **Hotel** is 19.

Setback Area

- 10 (1) Unless otherwise referenced in this section, setbacks are required as per Bylaw 1P2007;
- (2) Where the parcel shares a *side property line* with a *parcel* designated as a *residential district*, the *side setback area* must have a minimum depth of 4.5 metres; and
- (3) The *front setback area* must have a maximum depth of 3.2 metres.