

BYLAW NUMBER 246D2018

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2017-0127/CPC2018-0841)

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 ON _____ SEPTEMBER 19 2018
READ A SECOND TIME ON _____ SEPTEMBER 19 2018
READ A THIRD TIME ON _____ SEPTEMBER 19 2018

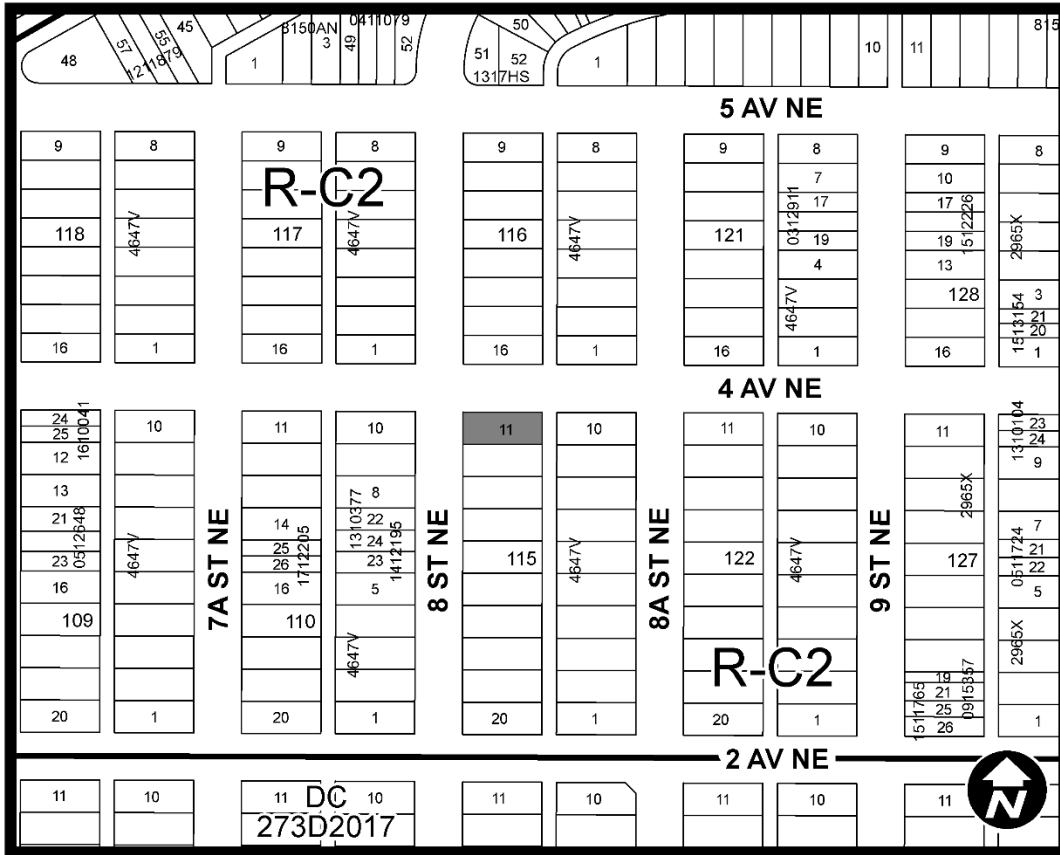

MAYOR

SEPTEMBER 19 2018
SIGNED ON _____

ACTING CITY CLERK

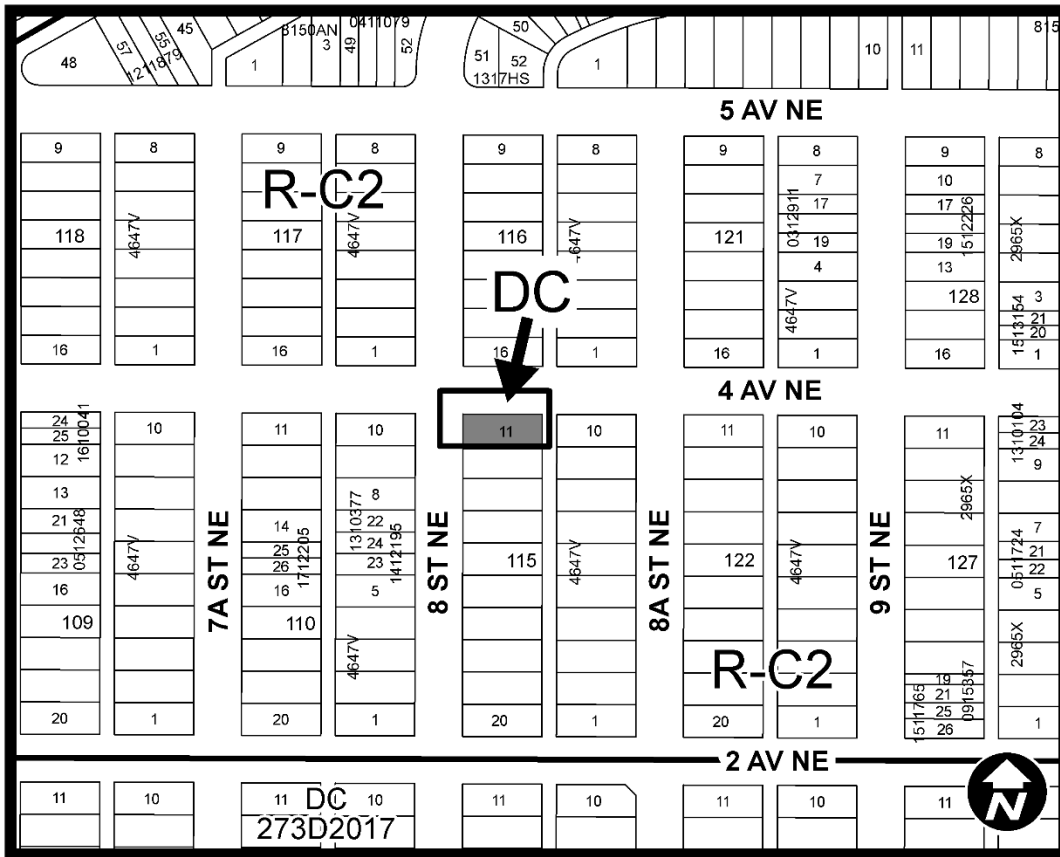
SEPTEMBER 19 2018
SIGNED ON _____

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SCHEDULE A



SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to provide for a multi-residential development as a **permitted use** where it conforms to the plans in Schedule “C”.

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.

Defined Uses

4 In this Direct Control District:

(a) “**Permitted Development**” means a **use**:

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- (i) that consists of one **main residential building** containing four **units**;
- (ii) that has **motor vehicle parking stalls**; and
- (iii) that conforms with the plans attached to this Direct Control District as Schedule “C”.

Permitted Uses

- 5** **(1)** The **permitted uses** of the Residential – Contextual One/Two Dwelling (R-C2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.
- (2)** The following **uses** are **permitted uses** in this Direct Control District provided the **development** conforms with the plans attached as Schedule “C” of this Direct Control District:
- (a) **Permitted Development.**

Discretionary Uses

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

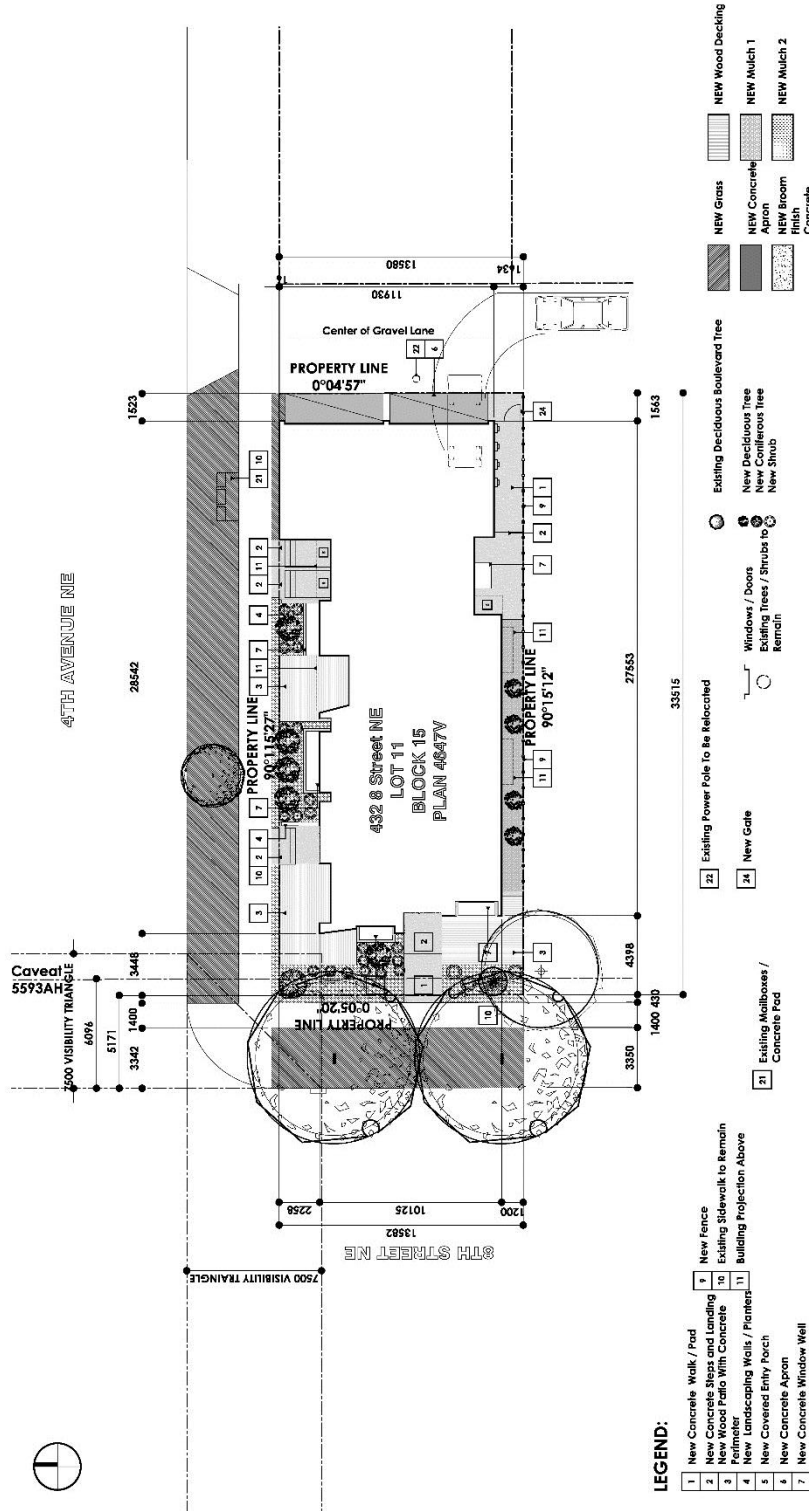
Bylaw 1P2007 District Rules

- 7** Unless otherwise specified, the rules of the Residential – Contextual One/Two Dwelling (R-C2) District of Bylaw 1P2007 apply in this Direct Control District.

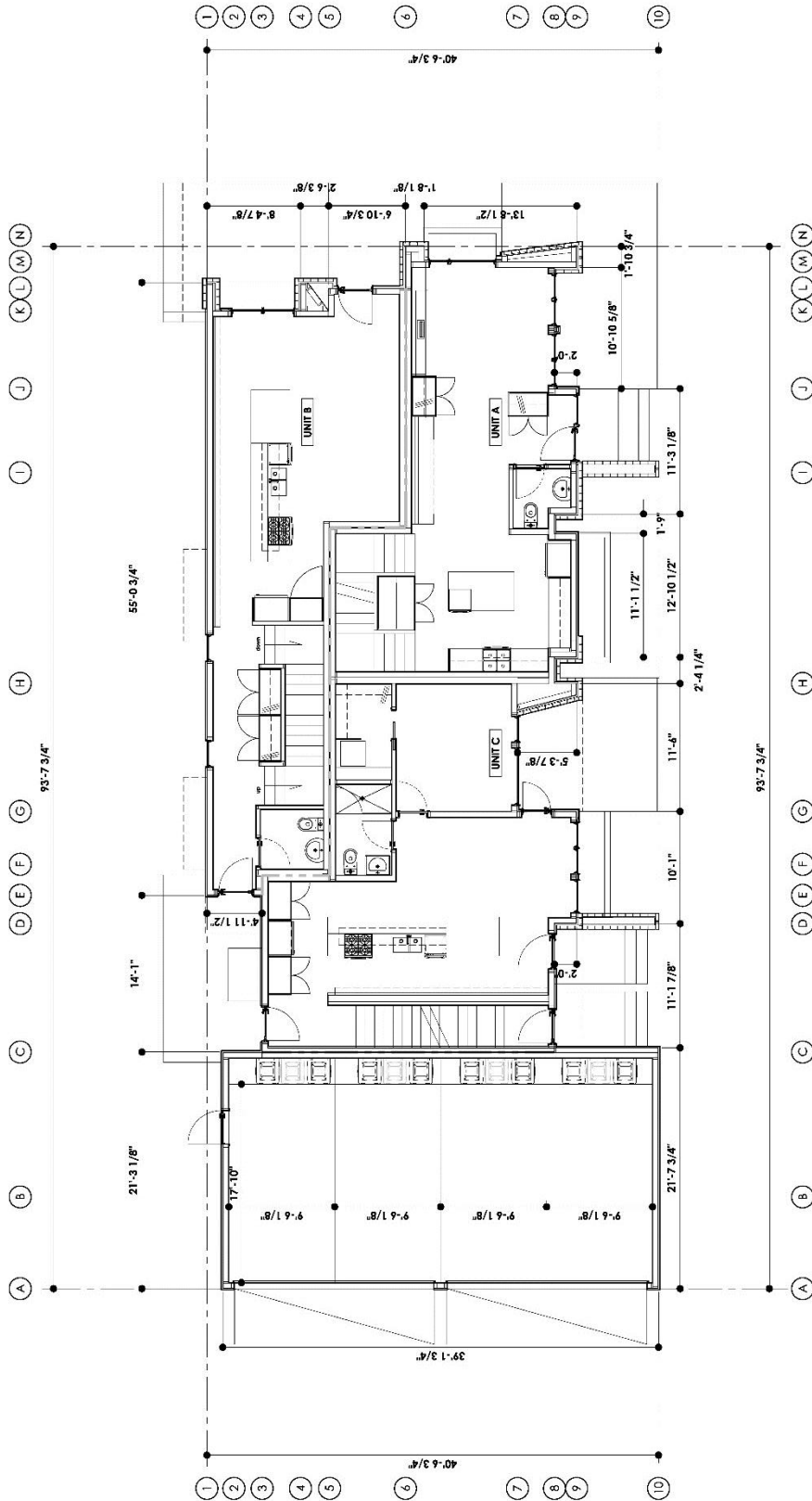
Development Plans for Permitted Development

- 8** Comprehensive plans must be submitted to the **Development Authority** as part of a **development permit** application for **Permitted Development**. In considering such an application, the **Development Authority** must ensure the **development** plans conform with the plans attached to this Direct Control District as Schedule “C”.

SCHEDULE C

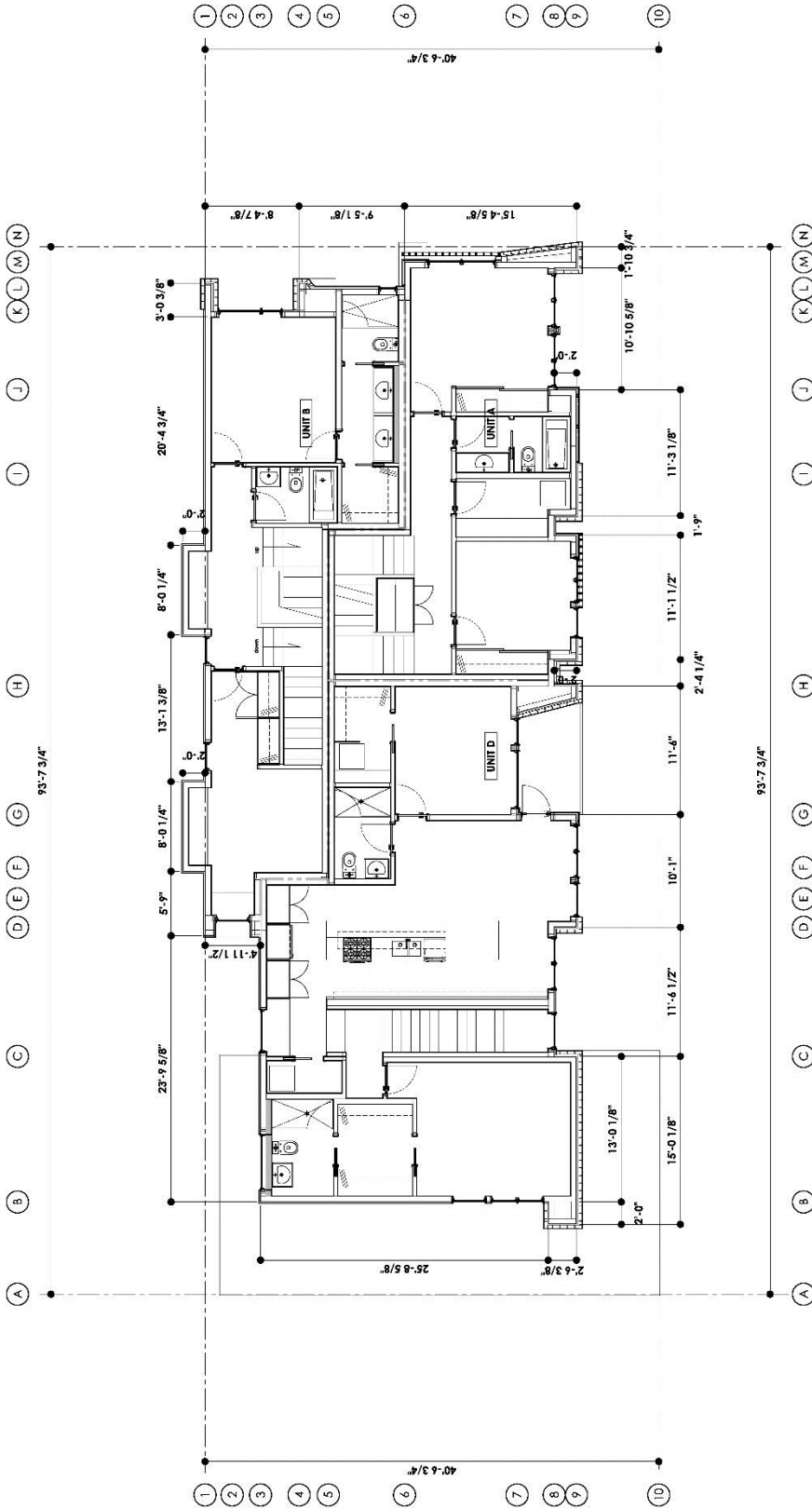


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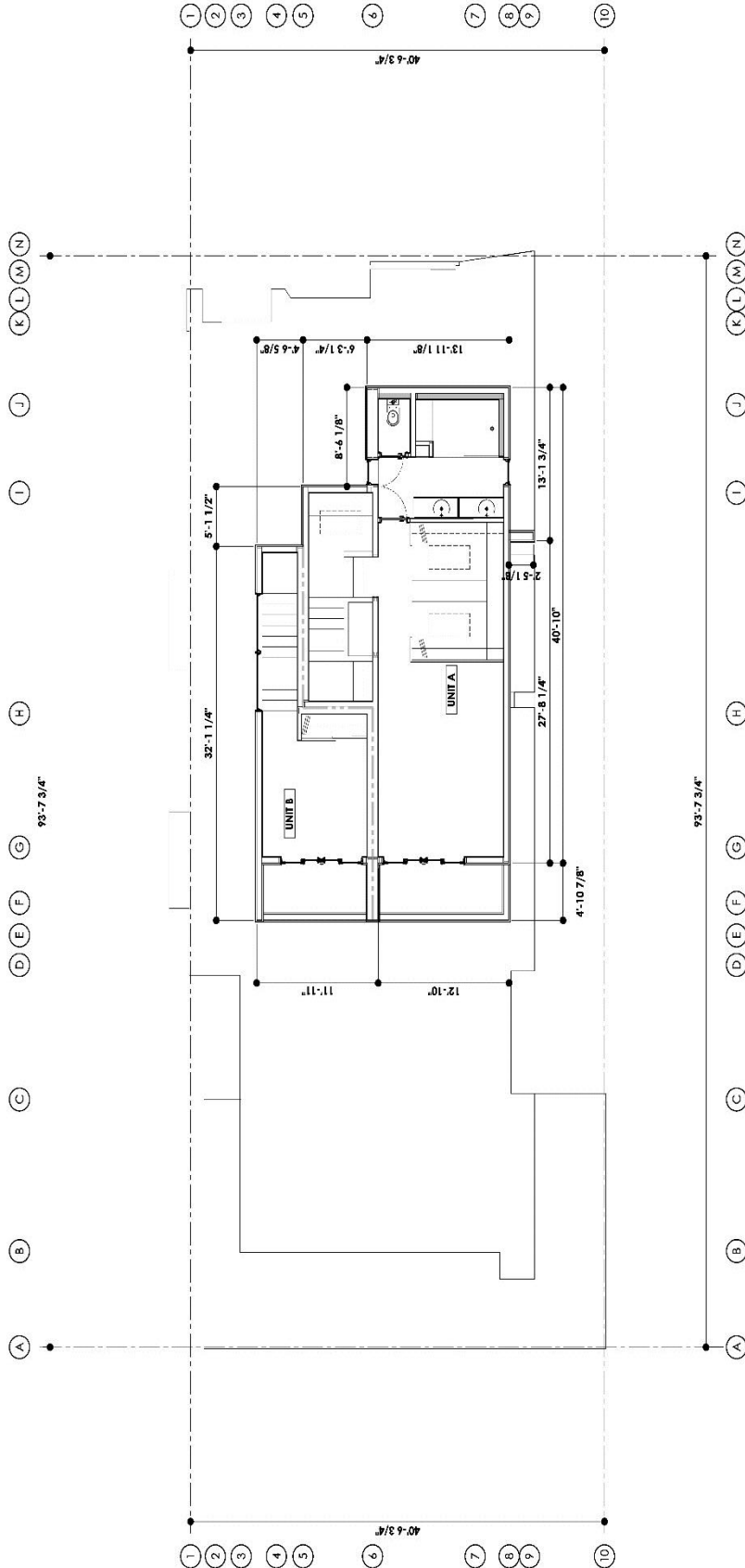
BASEMENT FLOOR PLAN

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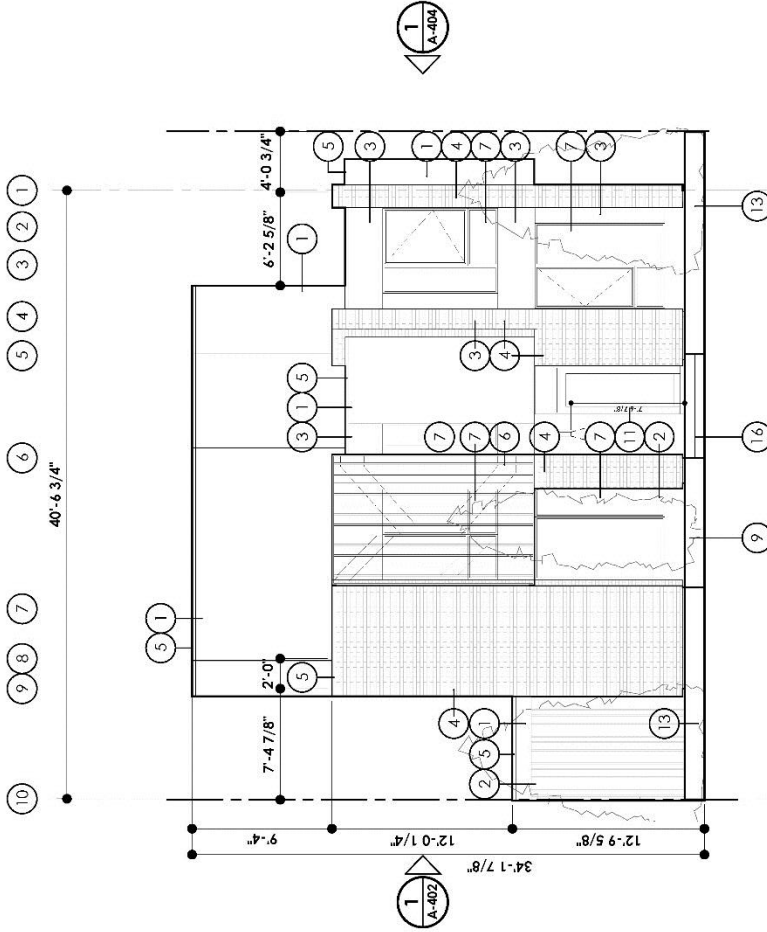
MAIN FLOOR PLAN

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THIRD FLOOR PLAN

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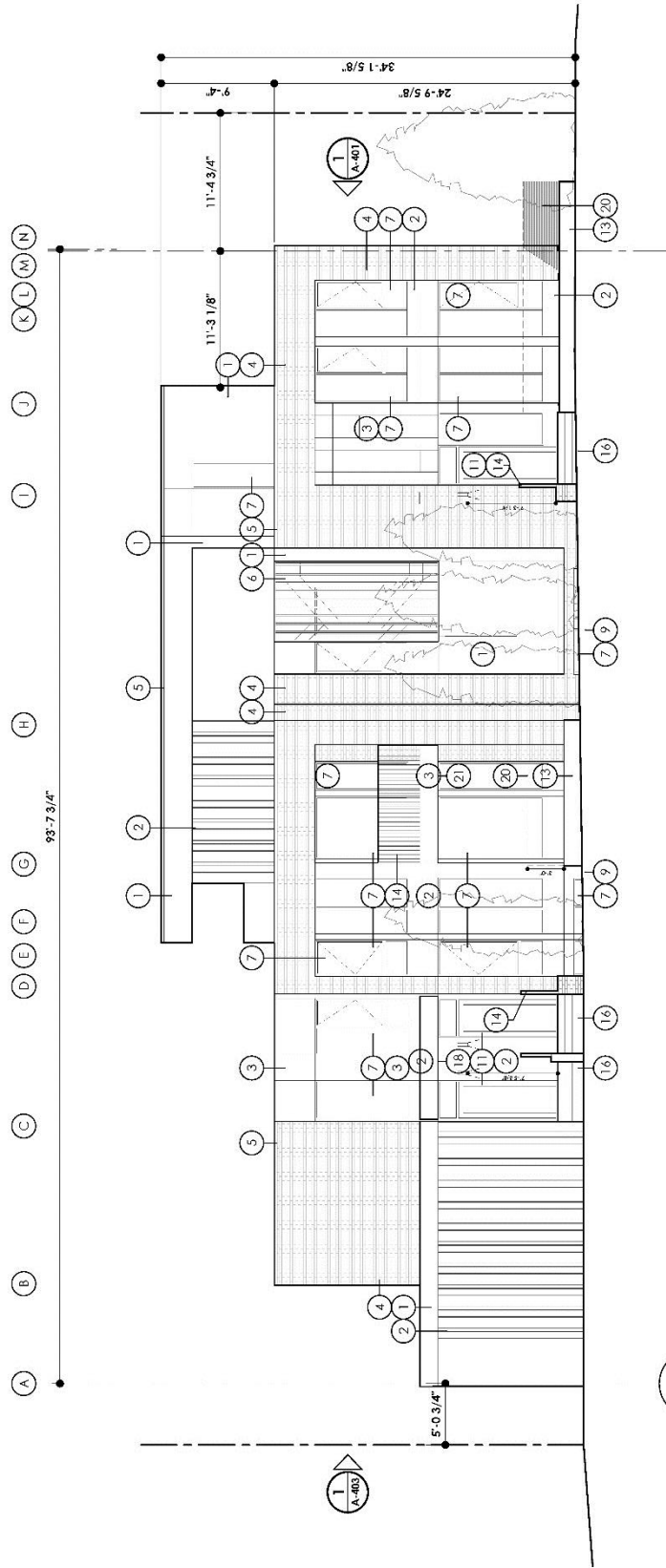
1
A-401
WEST ELEVATION
 1/4" = 1'-0"

EXTERIOR FINISHES

Tag	Specification
1	EXISTING = TO REMAIN
2	STUCCO 1 - Smooth Finish
3	METAL CLADDING
4	METAL CLADDING
5	BRICK

12	FACIA & FLASHING
13	SCREEN
14	WINDOW
15	FOUNDATION WALL - Concrete
16	WINDOW WELL - Concrete
17	SLIDING PATIO DOOR
18	ENTRY DOOR
19	GARAGE DOOR
20	PATIO
21	RAILING
22	FENCE
23	EXPOSED CONCRETE STAIR
24	WALKS - Concrete
25	SOFFIT 1
26	GARAGE MAIN DOOR
27	PRIVACY SCREEN
28	SOFFIT 2
29	STUCCO 2

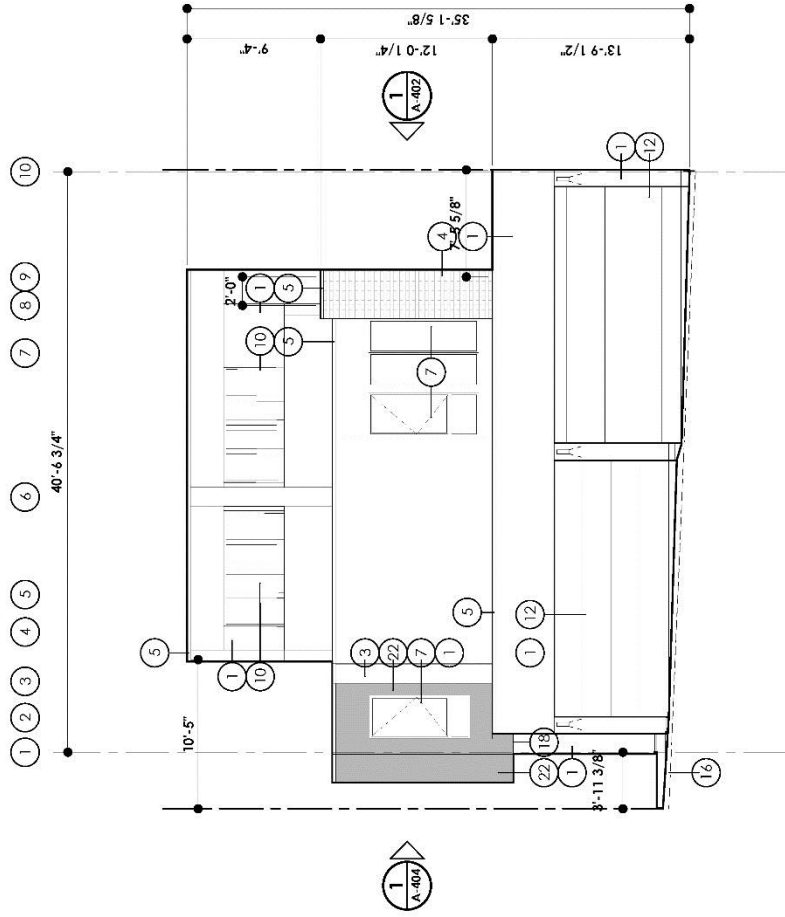
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1 NORTH ELEVATION
 1/4" = 1'-0"

- EXTERIOR FINISHES**
- | | | | | | | | | | | | | | | | | | | | | | | | |
|-----|----------------------|--------------------------|----------------|----------------|------------------|--------|--------|----------------------------|------------------------|--------------------|------------|----|----|----|----|----|----|----|----|-------------|----------------|----------|----------|
| Tag | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | |
| | EXISTING = TO REMAIN | STUCCO 1 - Smooth Finish | METAL CLADDING | METAL CLADDING | FACIA & FLASHING | SCREEN | WINDOW | FOUNDATION WALL - Concrete | WINDOW WELL - Concrete | SLIDING PATIO DOOR | ENTRY DOOR | | | | | | | | | GARAGE DOOR | PRIVACY SCREEN | SOFFIT 2 | STUCCO 2 |
| | | | | | | | | | | | | | | | | | | | | GARAGE DOOR | PRIVACY SCREEN | SOFFIT 1 | |

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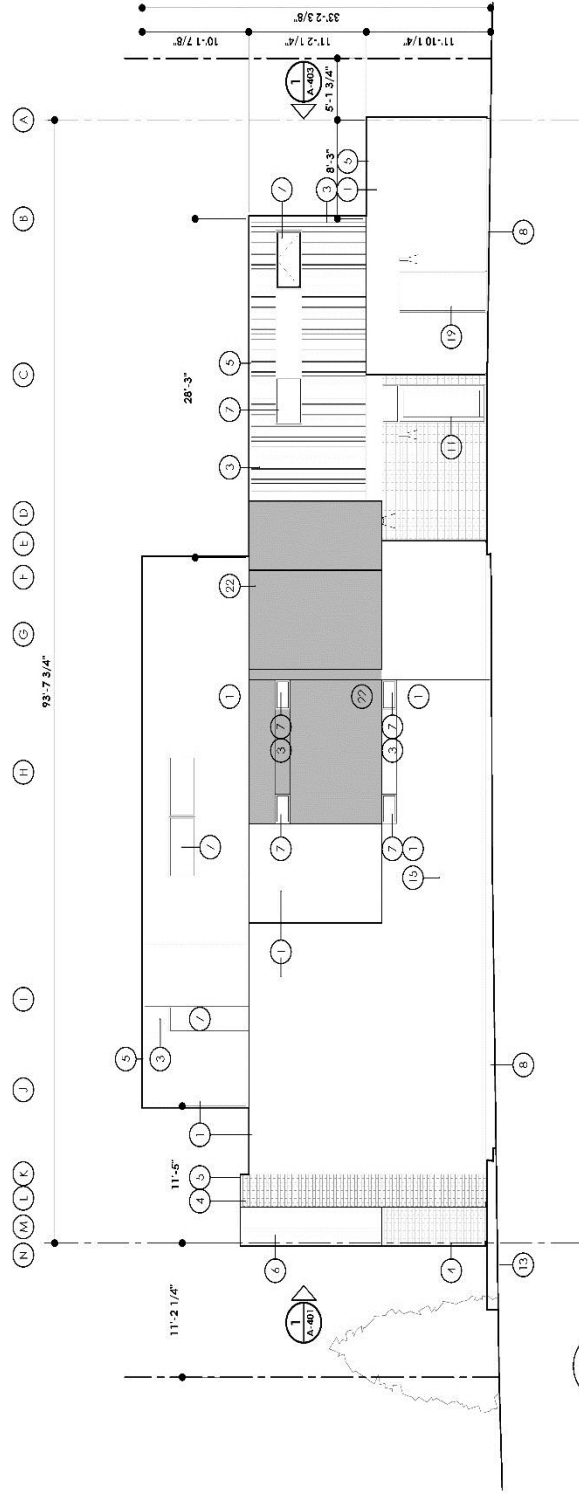
1 EAST ELEVATION
 1/4" = 1'-0"

EXTERIOR FINISHES

Tag	Specification
1	EXISTING = TO REMAIN
2	STUCCO 1 - Smooth Finish
3	METAL CLADDING
4	METAL CLADDING

5	FACIA & FLASHING	12	GARAGE DOOR
6	SCREEN	13	PATIO
7	WINDOW	14	RAILING
8	FOUNDATION WALL - Concrete	15	FENCE
9	WINDOW WELL - Concrete	16	EXPOSED CONCRETE STAIR
10	SLIDING PATIO DOOR	17	WALKS - Concrete
11	ENTRY DOOR	18	SOFFIT 1
19	GARAGE MAIN DOOR	20	PRIVACY SCREEN
21	SOFFIT 2	22	STUCCO 2

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1 SOUTH ELEVATION
 A-404 1/4" = 1'-0"

EXTERIOR FINISHES

Tag	Specification
1	STUCCO 1 Smooth Finish
2	METAL CLADDING
3	METAL CLADDING
4	BRICK

19	GAZAGEL MAIN DOOR
20	PRIVACY SCREEN
21	SOFFIT 2
22	STUCCO 2

12	GAZAGEL DOOR
13	PATIO
14	RAILING
15	ICING
16	EXPOSED CONCRETE STAIR
17	WALLS Concrete
18	SOFFIT 1

5	FACIA & LASHINGS
6	SCREEN
7	WINDOW
8	FOUNDATION WALL Concrete
9	WINDOW WALL Concrete
10	SLIDING PATIO DOOR
11	ENTRY DOOR