

**BYLAW NUMBER 247D2018**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2018-0021/CPC2018-0840)**

\*\*\*\*\*

**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

SEPT 19 2018  
\_\_\_\_\_

READ A SECOND TIME THIS

SEPT 19 2018  
\_\_\_\_\_

READ A THIRD TIME THIS.

SEPT 19 2018  
\_\_\_\_\_

\_\_\_\_\_

MAYOR

SIGNED ON

SEPT 19 2018  
\_\_\_\_\_

\_\_\_\_\_

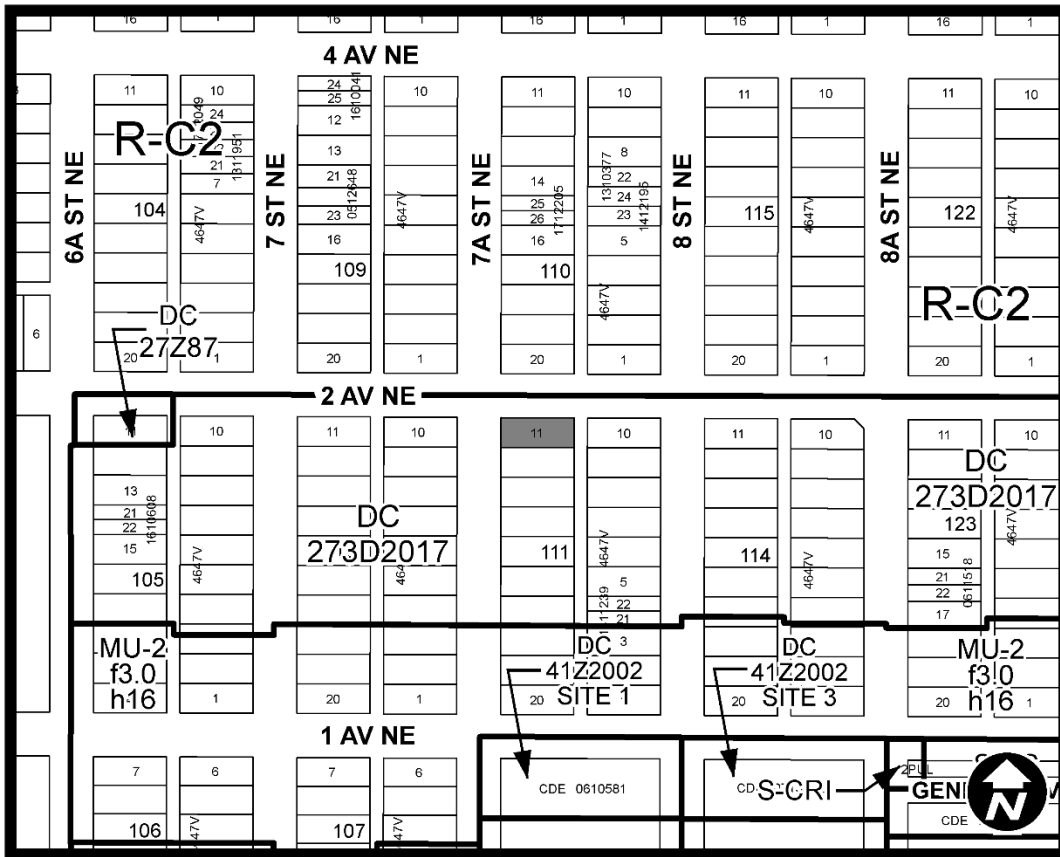
ACTING CITY CLERK

SIGNED ON

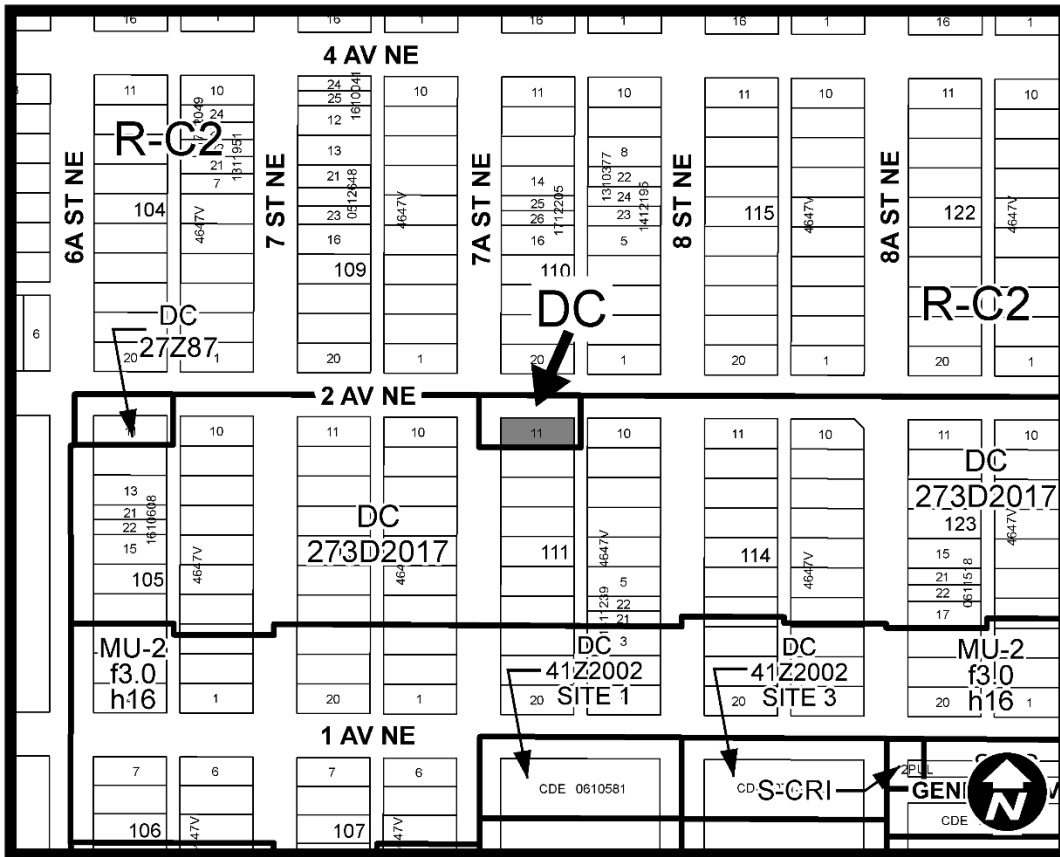
SEPT 19 2018  
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**SCHEDULE A**



**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 – Grade-Oriented Infill (R-CG) 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 – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

**Bylaw 1P2007 District Rules**

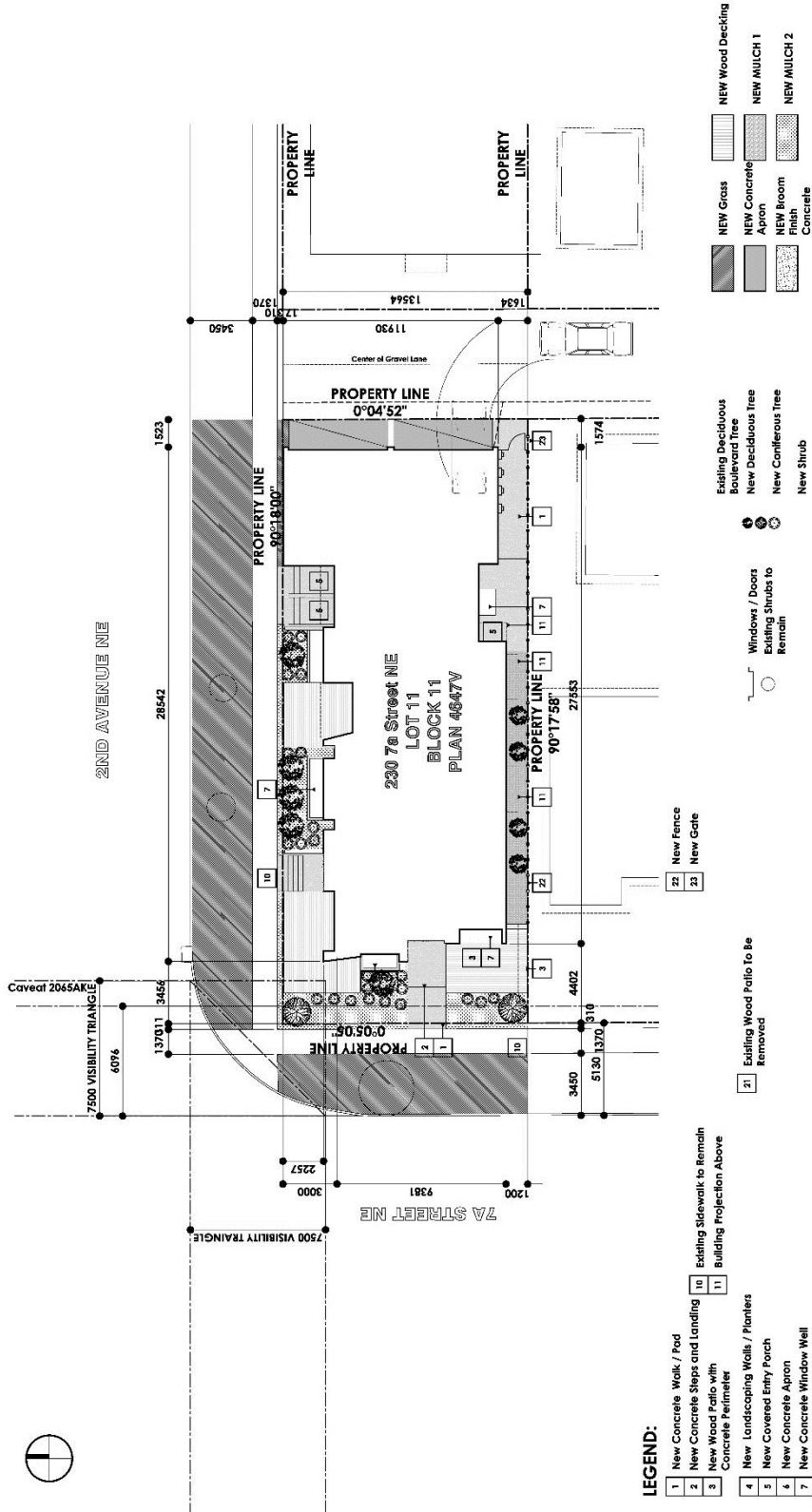
- 7**     Unless otherwise specified, the rules of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 apply in this Direct Control District.

**Development Plans for Permitted Development**

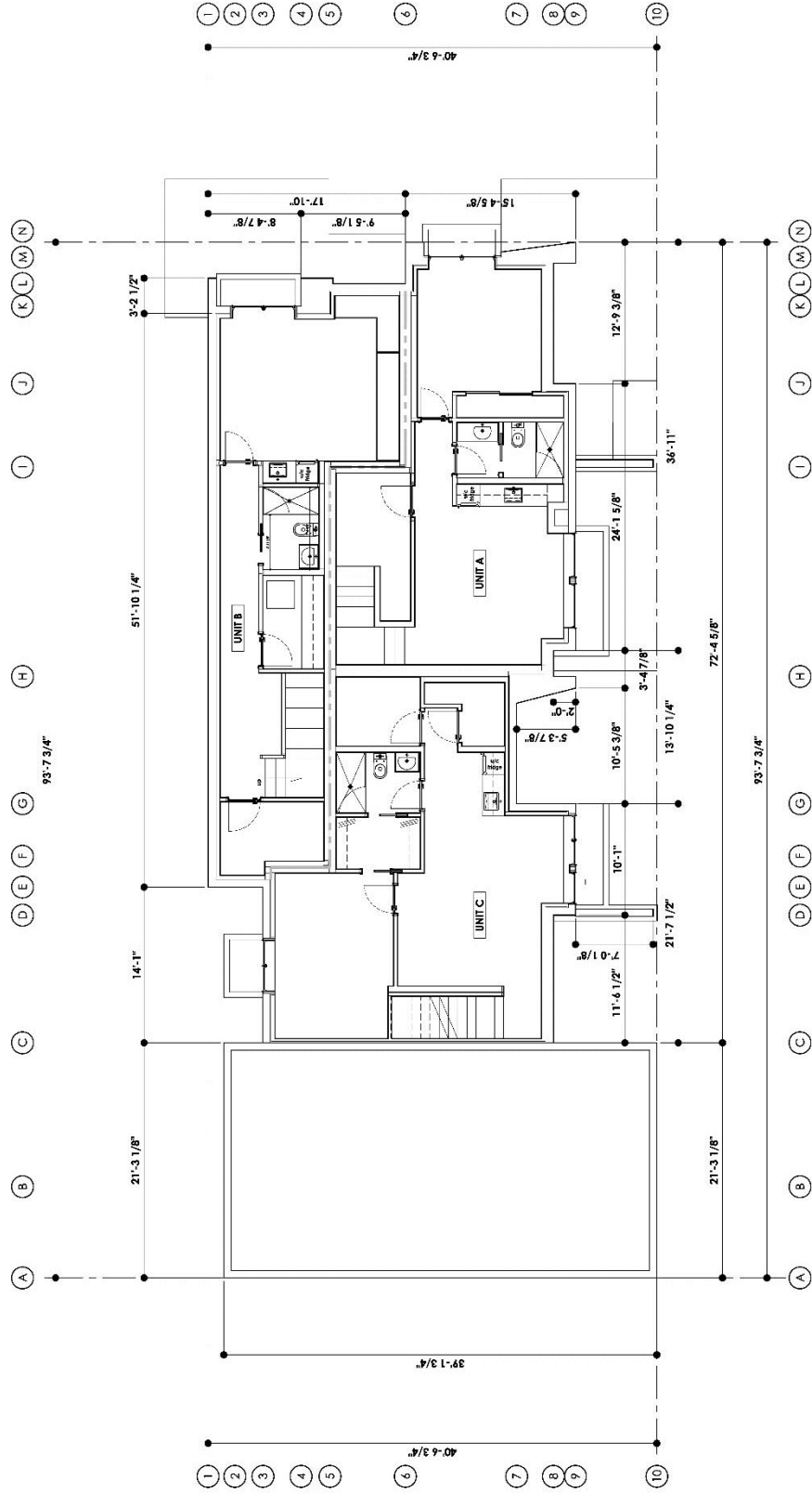
- 8**     Comprehensive plans must be submitted to the **Development Authority** as part of a **development permit** application for **Permitted Development**. In considering such an application, the **Development Authority** must ensure the **development** plans conform with the plans attached to this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

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**SCHEDULE C**



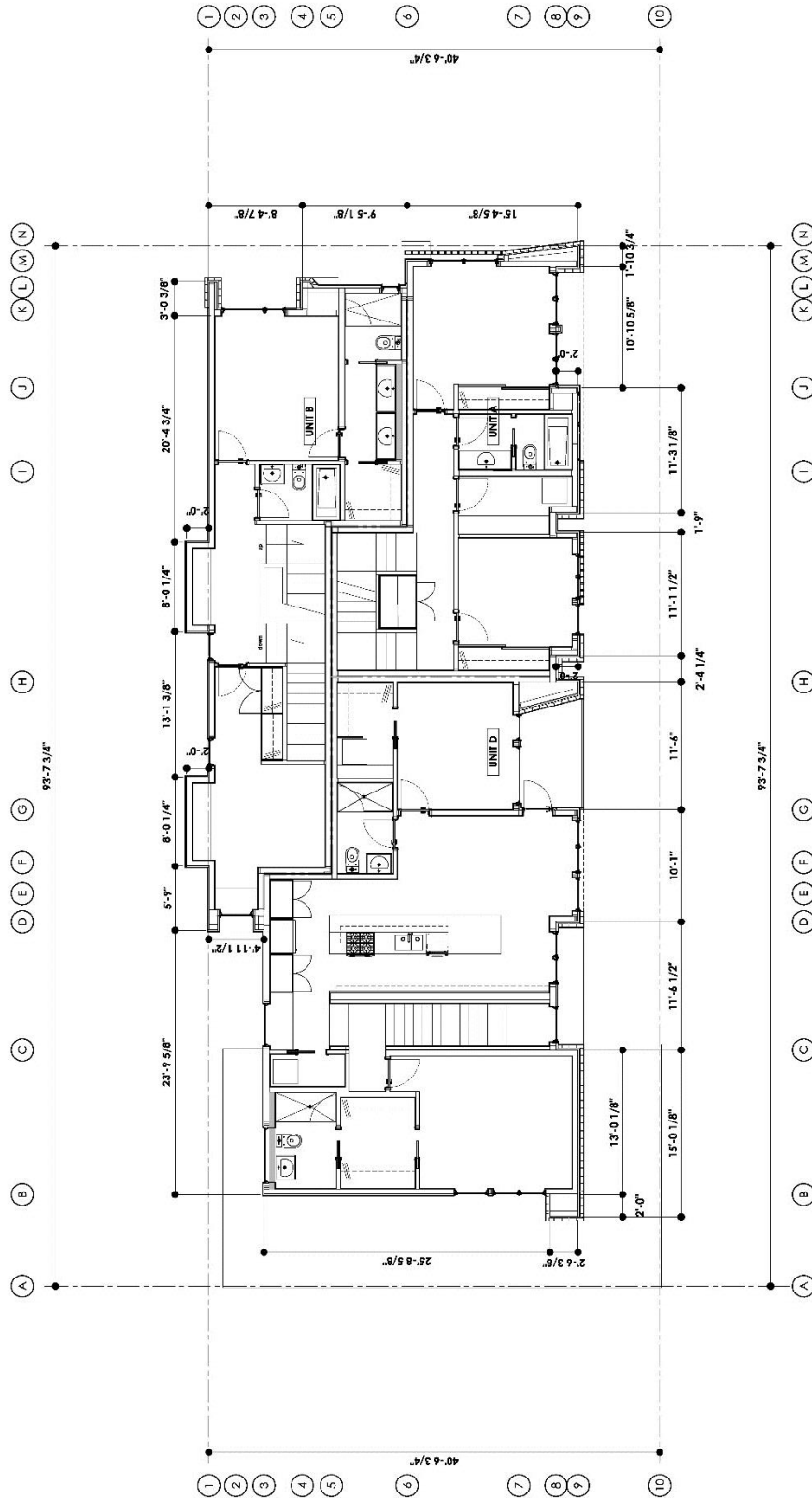
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BASEMENT FLOOR PLAN



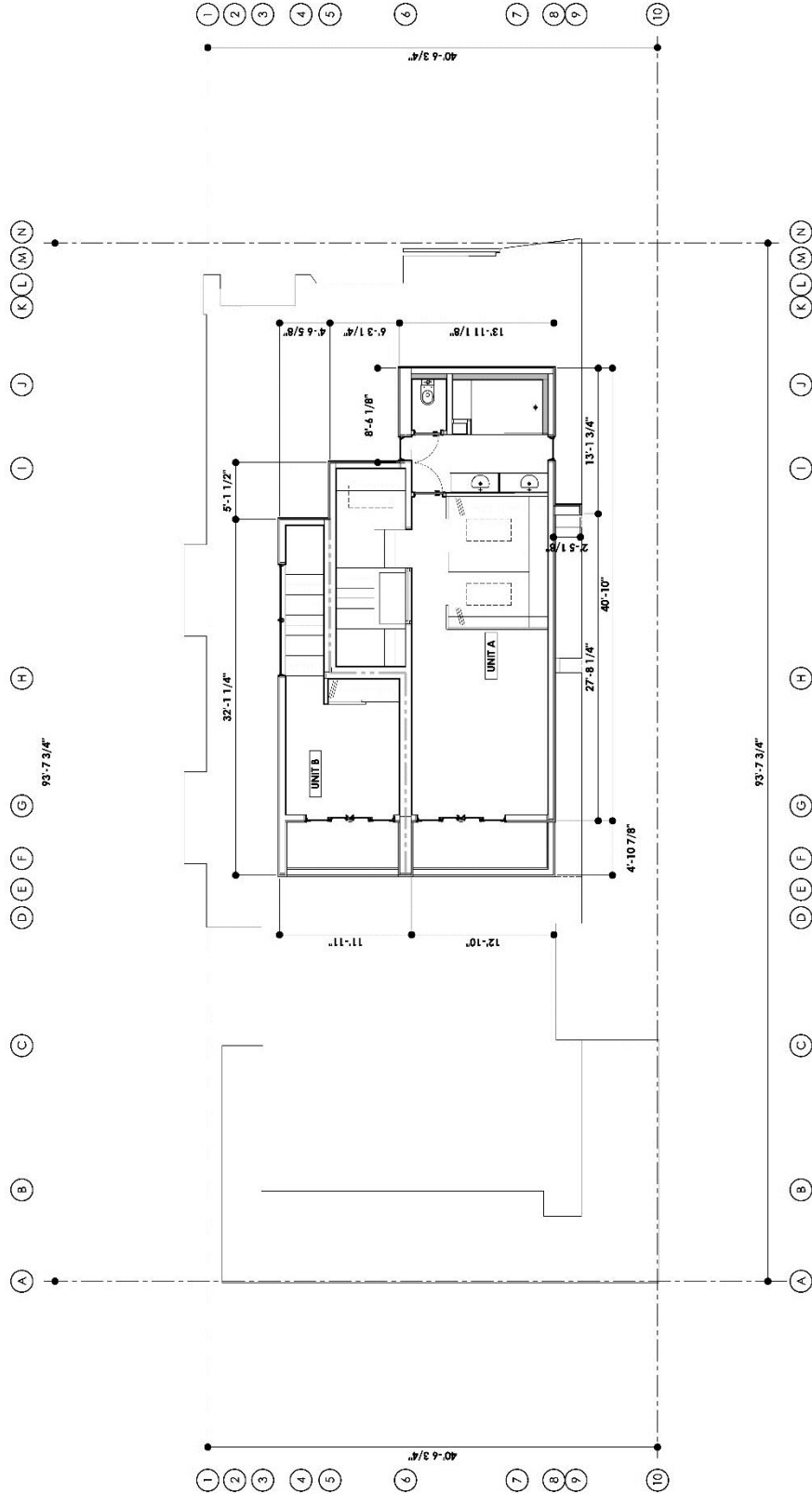
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SECOND FLOOR PLAN

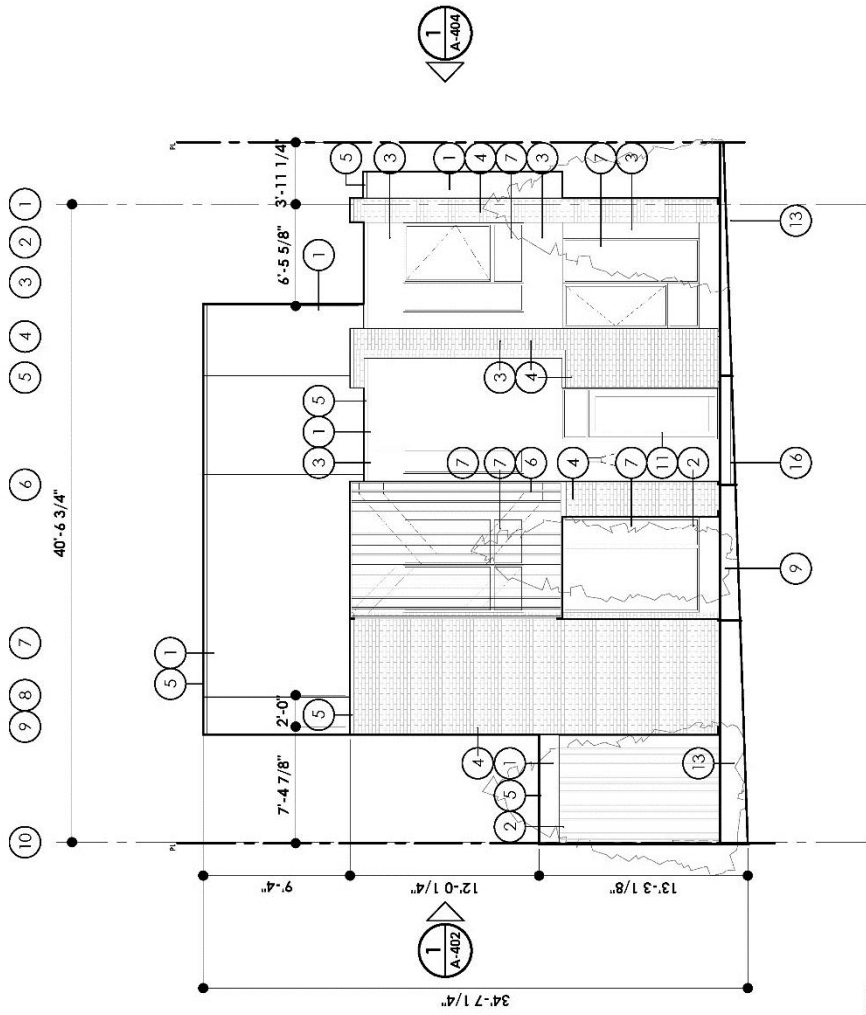


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THIRD FLOOR PLAN

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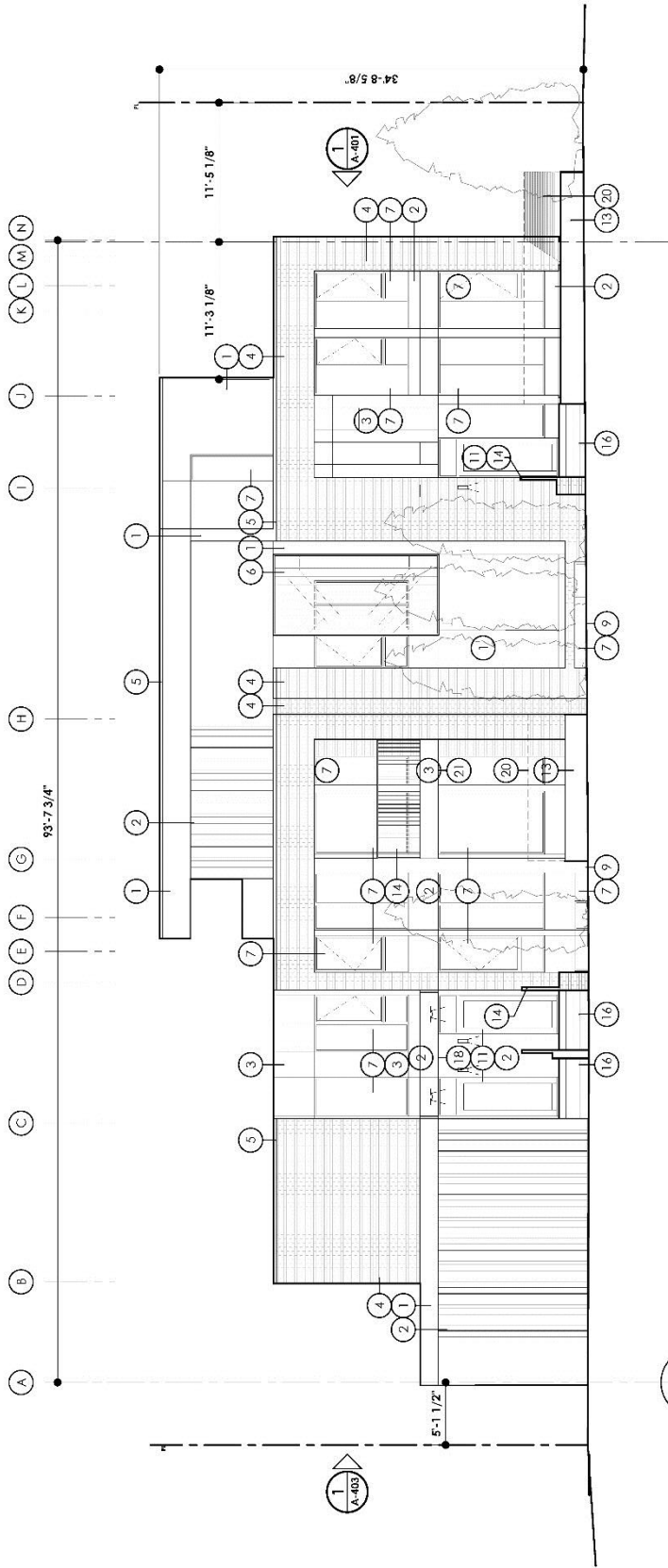
1 WEST ELEVATION  
 A-401 1/4" = 1'-0"

EXTERIOR FINISHES

Tag	Specification
1	EXISTING = TO REMAIN
2	STUCCO 1
3	METAL CLADDING
4	BRICK

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

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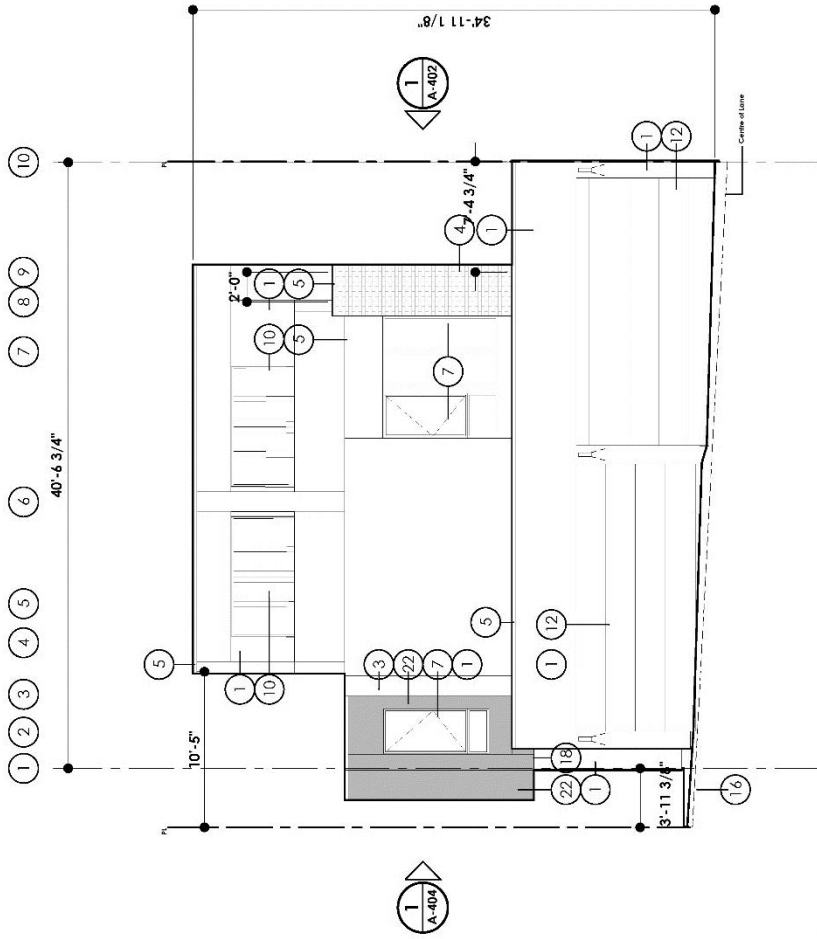
**1 NORTH ELEVATION**  
 1/4" = 1'-0"

**EXTERIOR FINISHES**

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

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
19	GARAGE MANDOOR	19	GARAGE DOOR
20	PRIVACY SCREEN	20	PATIO
21	SOFFIT	21	RAILING
22	STUCCO 2	22	FENCE

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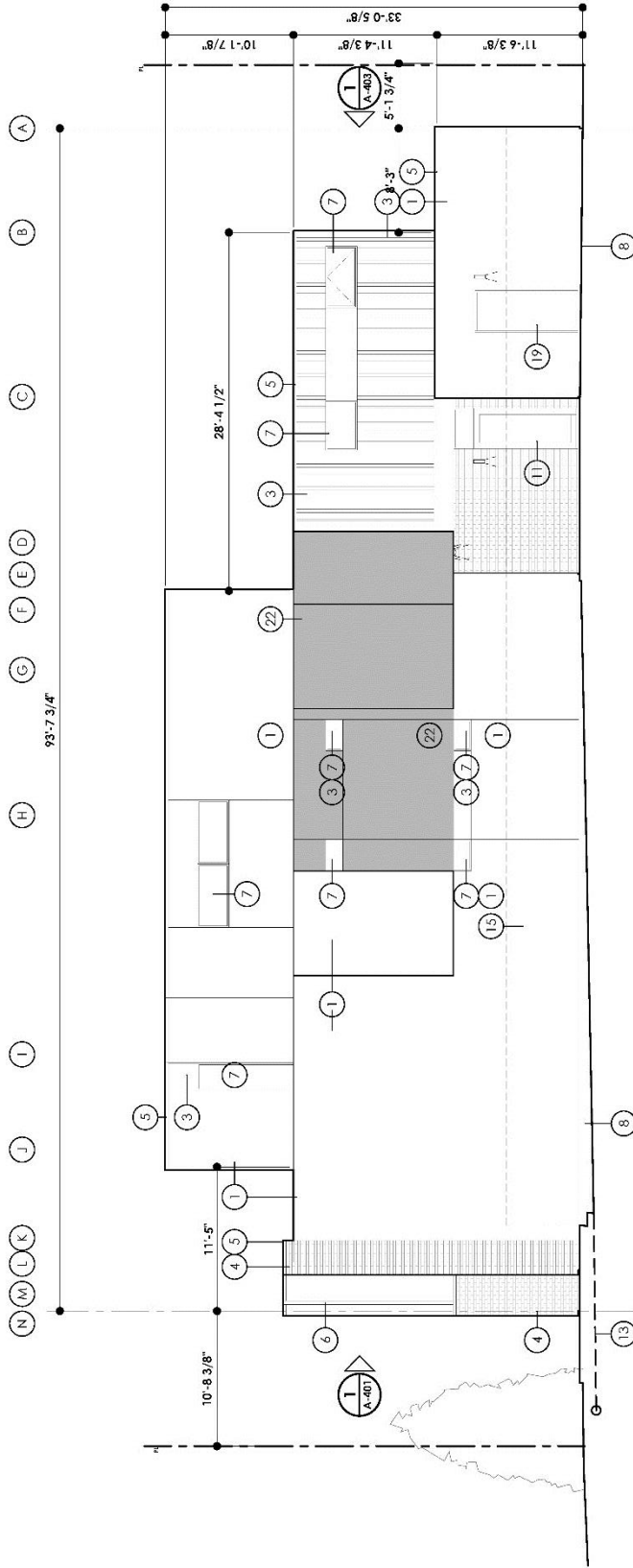
**1  
A-403**  
**EAST ELEVATION**  
1/4" = 1'-0"

**EXTERIOR FINISHES**

Tag	Specification
1	EXISTING = TO REMAIN
2	STUCCO 1
3	METAL CLADDING
4	BRICK

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

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

**EXTERIOR FINISHES**

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

**EXTERIOR FINISHES**

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