

BYLAW NUMBER 25D2013

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2012-0041)**

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 MAY, 2013.

READ A SECOND TIME THIS 6TH DAY OF MAY, 2013.

READ A THIRD TIME THIS 6TH DAY OF MAY, 2013.



MAYOR

SIGNED THIS 6TH DAY OF MAY, 2013.

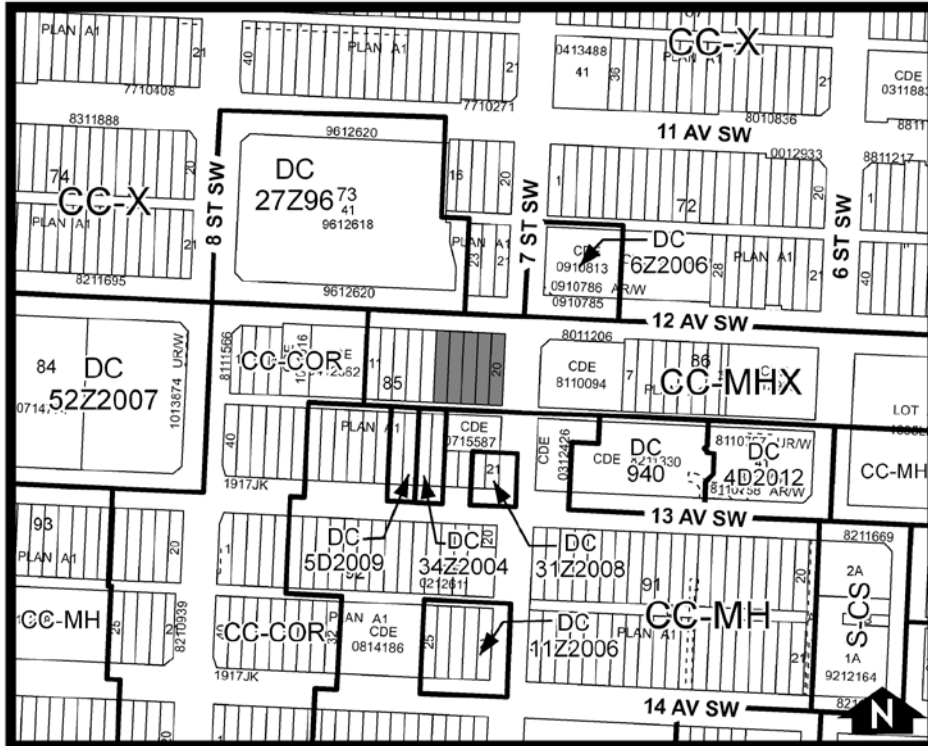


ACTING CITY CLERK

SIGNED THIS 6TH DAY OF MAY, 2013.

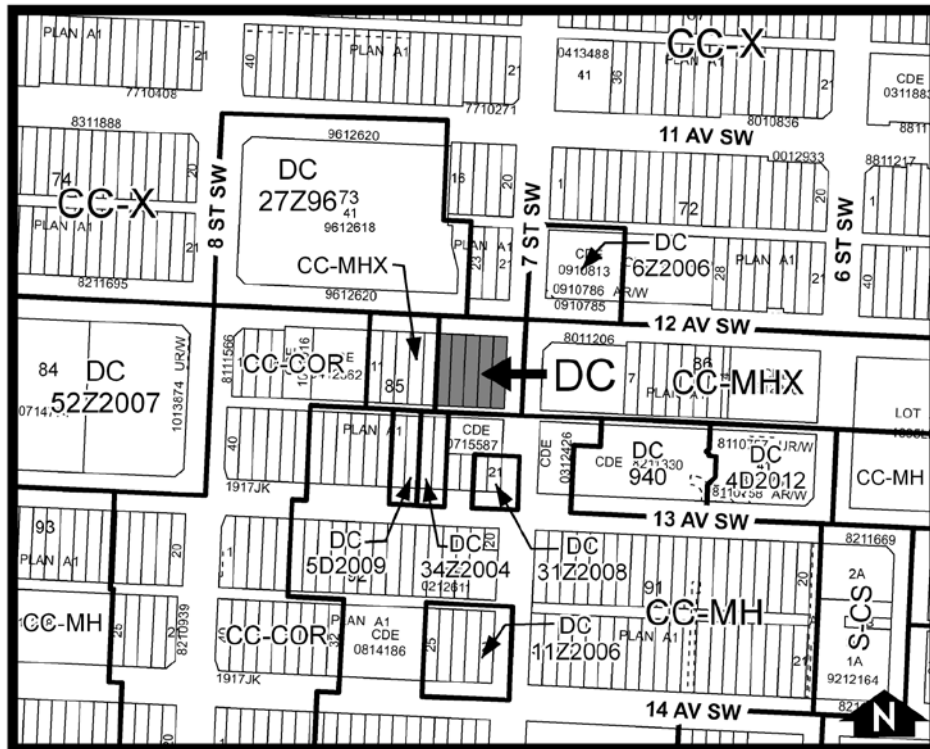
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SCHEDULE A



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SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to provide:
 - (a) A high rise residential project; and
 - (b) Incorporation of the existing heritage building (President's Apartments)

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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.

General Definitions

- 4 In this Direct Control District,
- (a) “**Community Amenity Facility**” means amenity facilities of the Beltline Communities of Victoria and Connaught Association.

Permitted Uses

- 5 The **permitted uses** of the Centre City Multi Residential High Rise Support Commercial District (CC-MHX) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 6 The **discretionary uses** of the Centre City Multi Residential High Rise Support Commercial District (CC-MHX) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:
- (a) **Restaurant Food Service Only - Medium**
(b) **Restaurants Licensed – Medium**; and
(c) **Take Out Food Service.**

Bylaw 1P2007 District Rules

- 7 Unless otherwise specified, the rules of the Centre City Multi Residential High Rise Support Commercial District (CC-MHX) of Bylaw 1P2007 apply in this Direct Control District.

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Floor Area Ratio

- 8 (1) The maximum **floor area ratio** is 5.0 which may be increased to a maximum of 13.0 for the retention and incorporation of the designated heritage **building** on site as of the date of the passage of this Direct Control District Bylaw; and
- (2) For the purposes of this Direct Control District Bylaw, **Community Amenity Facilities** provided in the existing **building** on site and in accordance with the bonus provisions contained within the Beltline Area Redevelopment Plan must not be included in the calculation of **gross floor area** to a maximum of 500 square metres.

Floor Plate Restriction

- 9 All floors of a **building** located partially or wholly above 36 metres above **grade** and containing **Dwelling Units, Hotel suites or Live-Work Units**, has a maximum:
- (a) **floor plate area** of 650 square metres; and
- (b) horizontal dimension of 30 metres.

Building Setbacks

- 10 The minimum **building setback** from a **property line** shared with 7 Street SW is 3.0 metres for all **buildings** other than the **building** existing on the site as of the date of passage of this Direct Control District Bylaw.

Required Motor Vehicle Parking Stalls

- 11 (1) Except as otherwise indicated in the Subsection (2), the minimum required **motor vehicle parking stalls** must be provided in accordance with the Bylaw 1P2007.
- (2) There is no minimum vehicle parking stall requirement for **uses** located within the existing **building** on site as of the date of the passage of this Direct Control bylaw.