

BYLAW NUMBER 80D2013

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2012-0017)

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 10TH DAY OF SEPTEMBER, 2013.

READ A SECOND TIME, AS AMENDED, THIS 10TH DAY OF SEPTEMBER, 2013.

READ A THIRD TIME, AS AMENDED, THIS 10TH DAY OF SEPTEMBER, 2013.



MAYOR

SIGNED THIS 15TH DAY OF OCTOBER, 2013.

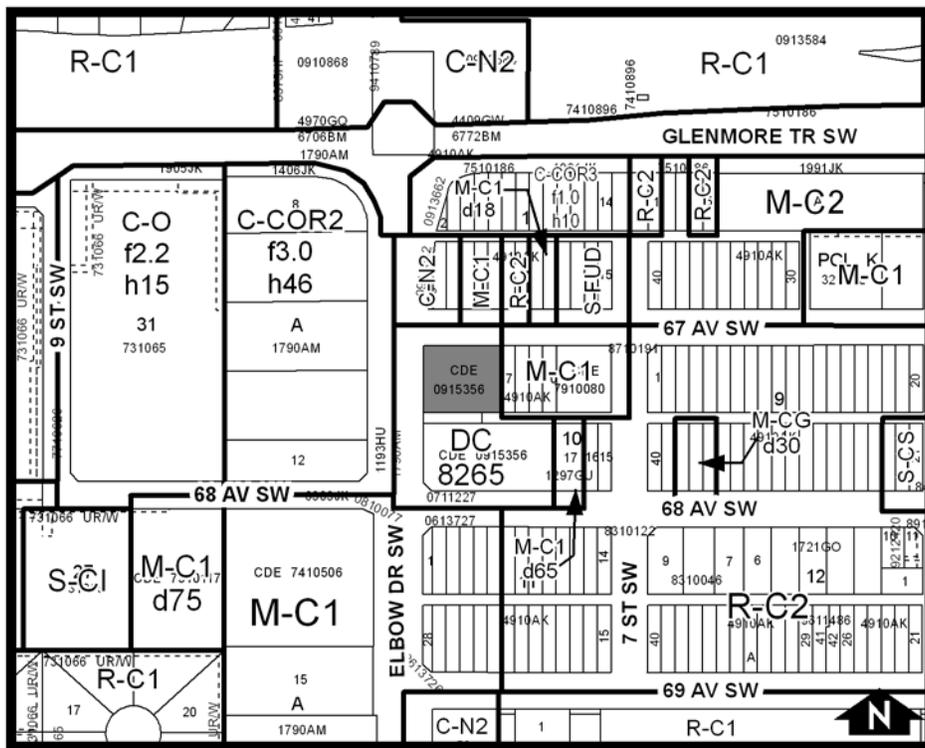


ACTING CITY CLERK

SIGNED THIS 15TH DAY OF OCTOBER, 2013.

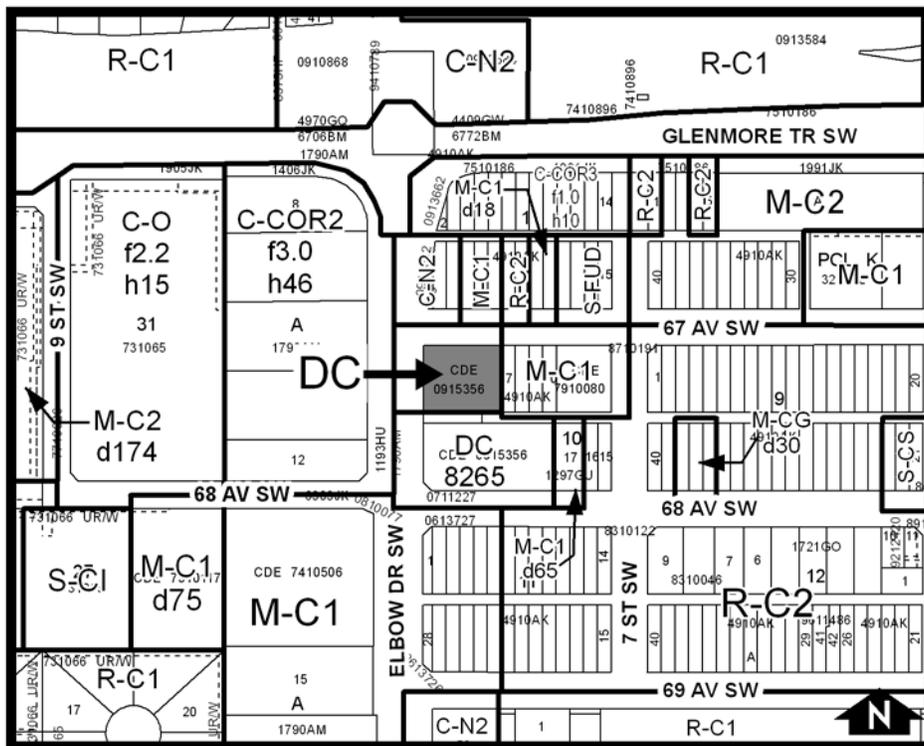
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SCHEDULE A



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SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to:

- (a) allow for long term parking for the use of residents and visitors of the existing **Multi-Residential Development**;
- (b) allow for multi-residential redevelopment of the site; and
- (c) establish building form through the provision of a maximum **floor area ratio**, **density** and **building height**.

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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.

Defined Uses

4 In this Direct Control District,

(a) **Resident and Visitor Parking Lot** means a *use*:

(i) where *motor vehicle parking stalls* and *bicycle parking stalls* are provided for the exclusive use of residents and visitors of the **Multi-Residential Development** existing on the *adjacent parcel* as of the date of the passage of this Direct Control District Bylaw in the form of surface parking at *grade* or within a structured underground parkade; and

(ii) where perimeter landscaping and/or *screening* is utilised to mitigate the visual impacts of at *grade* surface parking areas on *adjacent streets* and *parcels*.

Permitted Uses

5 The *permitted uses* of the Multi-Residential - Contextual Medium Profile (M-C2) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

Discretionary Uses

6 The *discretionary uses* of the Multi-Residential - Contextual Medium Profile (M-C2) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District:

(a) with the addition of:

(i) **Resident and Visitor Parking Lot**; and

(b) with the exclusion of:

(i) **Live Work Unit**.

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Multi-Residential - Contextual Medium Profile (M-C2) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

8 The maximum *floor area ratio* is 2.0.

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Density

9 The maximum *density* is 256 *units* per hectare.

Building Height

10 The maximum *building height* is 16.0 metres.

Screening

11 An at *grade Resident and Visitor Parking Lot* must be *screened* from adjacent *streets* and *parcels*, and be designed in consideration with Crime Prevention Through Environmental Design principles.