

BYLAW NUMBER 65D2014

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2014-0036)**

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;

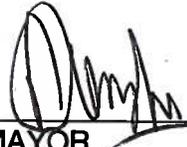
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 21ST DAY OF JULY, 2014.

READ A SECOND TIME THIS 21ST DAY OF JULY, 2014.

READ A THIRD TIME THIS 21ST DAY OF JULY, 2014.

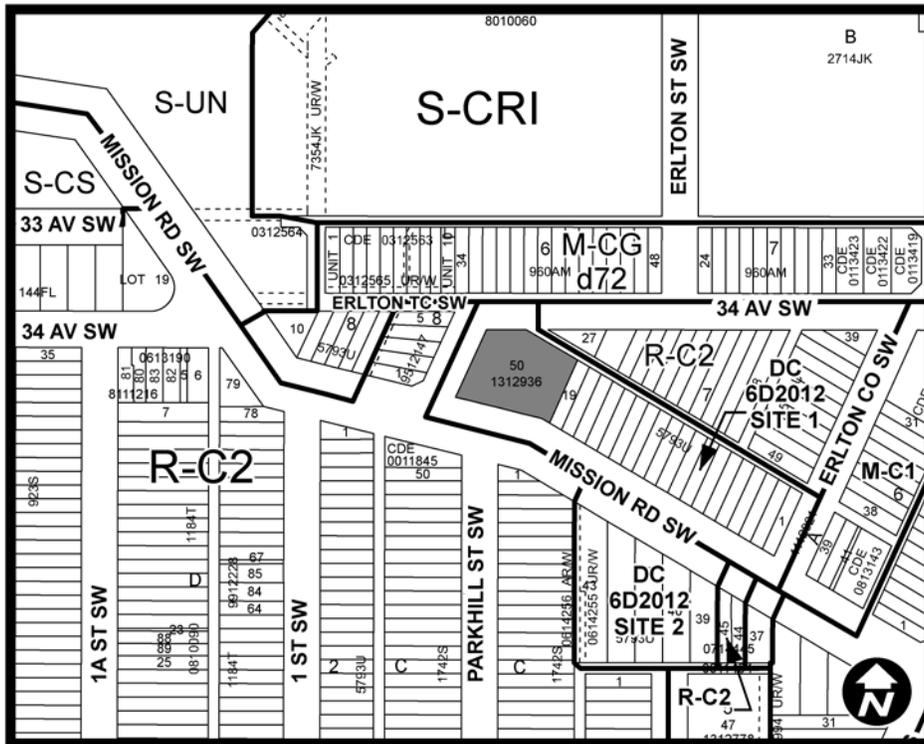


MAYOR
SIGNED THIS 21ST DAY OF JULY, 2014.

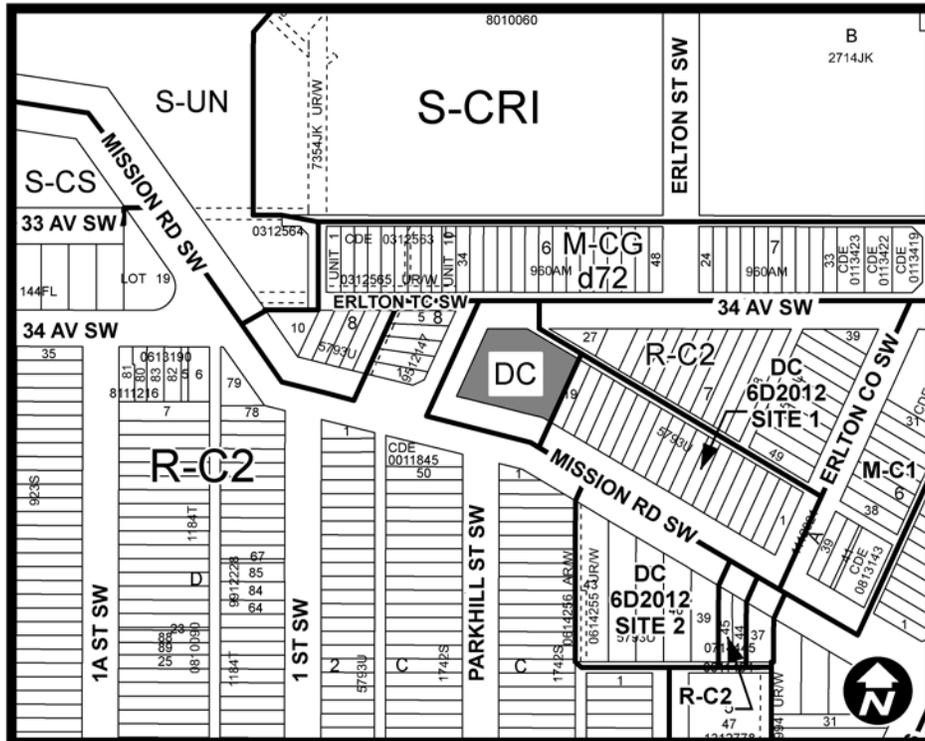


ACTING CITY CLERK
SIGNED THIS 21ST DAY OF JULY, 2014.

SCHEDULE A



SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to:

- (a) provide for a neighbourhood activity centre with pedestrian and transit oriented development in proximity to an LRT station area;
- (b) provide for primarily multi-residential with limited ground floor commercial use in a mixed use format only;
- (c) prohibit stand alone commercial **buildings**; and,
- (d) allow for a specific **development** as a permitted use.

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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 *permitted uses* of the Multi-Residential High Density Low Rise District (M-H1) of Bylaw 1P2007 are the *permitted uses* in this Direct Control District with the addition of the following uses:
- (a) **Multi-Residential Development**, provided the *development* conforms with the plans and renderings attached to this bylaw as Schedule “C”; and,
 - (b) **Retail and Consumer Service**, provided the *development* conforms with the plans and renderings attached to this bylaw as Schedule “C”.

Discretionary Uses

- 5** The following *uses* are *discretionary uses* in this Direct Control District:
- (a) **Artist’s Studio;**
 - (b) **Assisted Living;**
 - (c) **Child Care Service;**
 - (d) **Community Entrance Feature;**
 - (e) **Convenience Food Store;**
 - (f) **Home Occupation – Class 2;**
 - (g) **Information and Service Provider;**
 - (h) **Liquor Store;**
 - (i) **Live Work Unit;**
 - (j) **Market – Minor;**
 - (k) **Multi-Residential Development;**
 - (l) **Outdoor Café;**
 - (m) **Power Generation Facility – Small;**
 - (n) **Print Centre;**
 - (o) **Residential Care;**
 - (p) **Restaurant: Food Service Only – Small;**
 - (q) **Restaurant: Licensed – Medium;**
 - (r) **Restaurant: Licensed – Small;**
 - (s) **Retail and Consumer Service;**
 - (t) **Sign – Class B;**
 - (u) **Sign – Class D;**
 - (v) **Specialty Food Store;**
 - (w) **Take Out Food Service;**
 - (x) **Temporary Residential Sales Centre; and**
 - (y) **Utility Building.**

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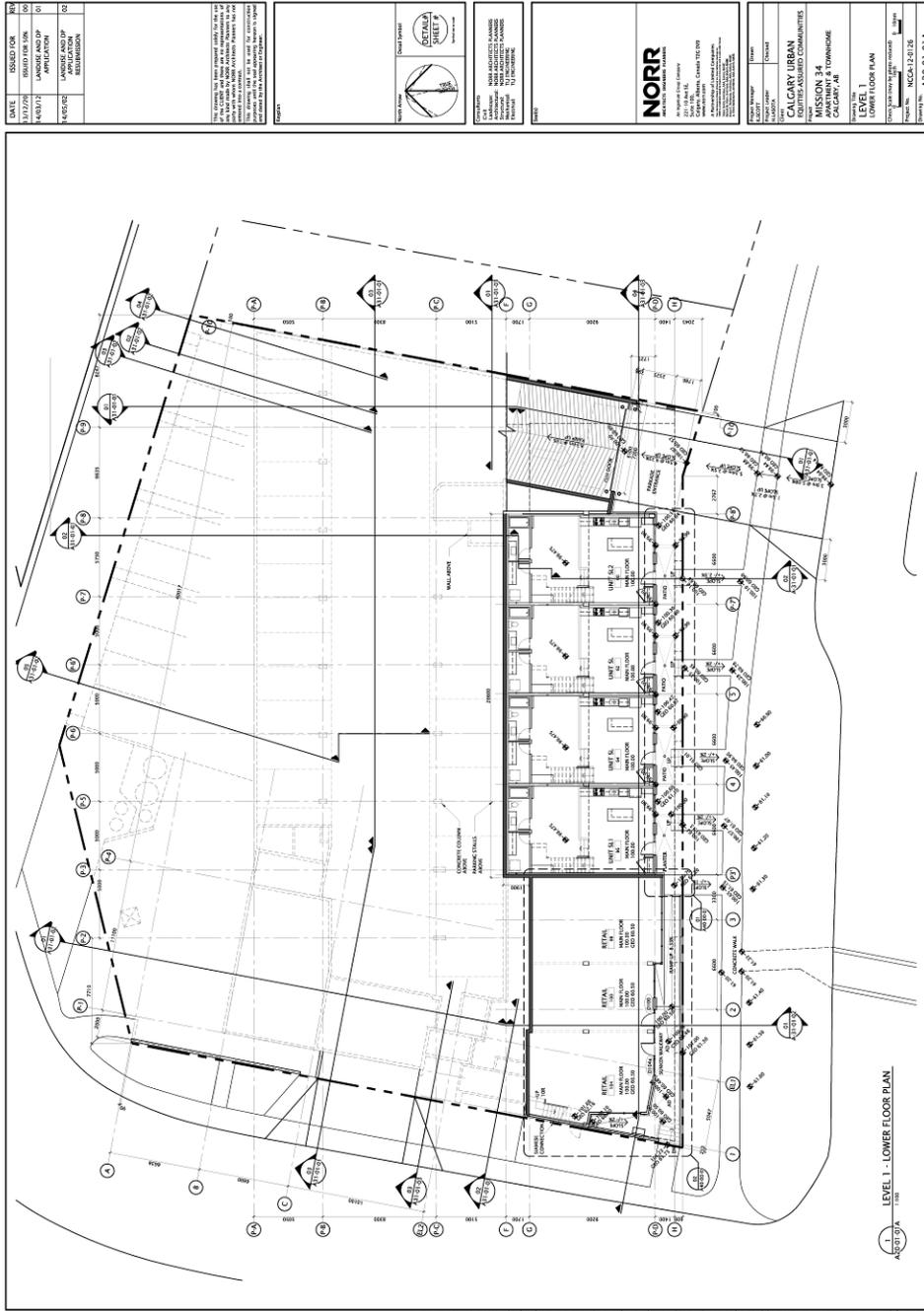
Bylaw 1P2007 District Rules

- 6** Unless otherwise specified, the rules of the Multi-Residential High Density Low Rise District (M-H1) of Bylaw 1P2007 apply in this Direct Control District.

Development Plans

- 7** For *permitted use Multi-Residential Development* and *permitted use Retail and Consumer Service*, comprehensive plans must be submitted to the *Development Authority* as part of a *development permit* application. In considering such an application, the *Development Authority* must ensure the development plans conform with the plans and renderings attached to this bylaw as Schedule "C".

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DATE	REVISION	NO.
11/12/20	ISSUED FOR IAN	01
09/01/21	LANDING AND STAIR REVISIONS	02
04/05/22	REVISIONS TO APPLICABLE REGULATIONS	03

The Applicant has been prepared under the Act to provide the following information to the public. The information is provided for informational purposes only and does not constitute a guarantee, warranty, or representation of any kind. The information is provided as is and the Applicant is not responsible for any errors or omissions. The information is provided for informational purposes only and does not constitute a guarantee, warranty, or representation of any kind.



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PROJECT
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11/12/20

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