

**BYLAW NUMBER 115D2009**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT LOC2007-0119)**

\*\*\*\*\*

**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.

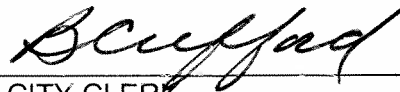
READ A FIRST TIME THIS 5<sup>TH</sup> DAY OF OCTOBER, 2009.

READ A SECOND TIME, AS AMENDED, THIS 5<sup>TH</sup> DAY OF OCTOBER, 2009.

READ A THIRD TIME, AS AMENDED, THIS 5<sup>TH</sup> DAY OF OCTOBER, 2009.



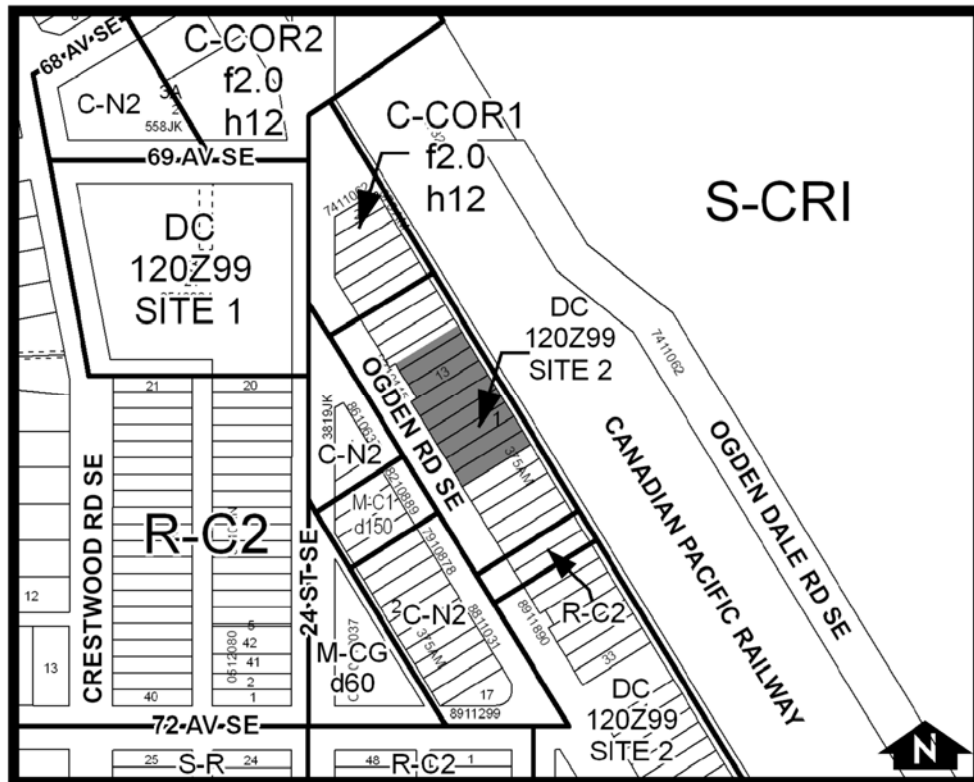
MAYOR  
SIGNED THIS 13<sup>TH</sup> DAY OF OCTOBER, 2009.



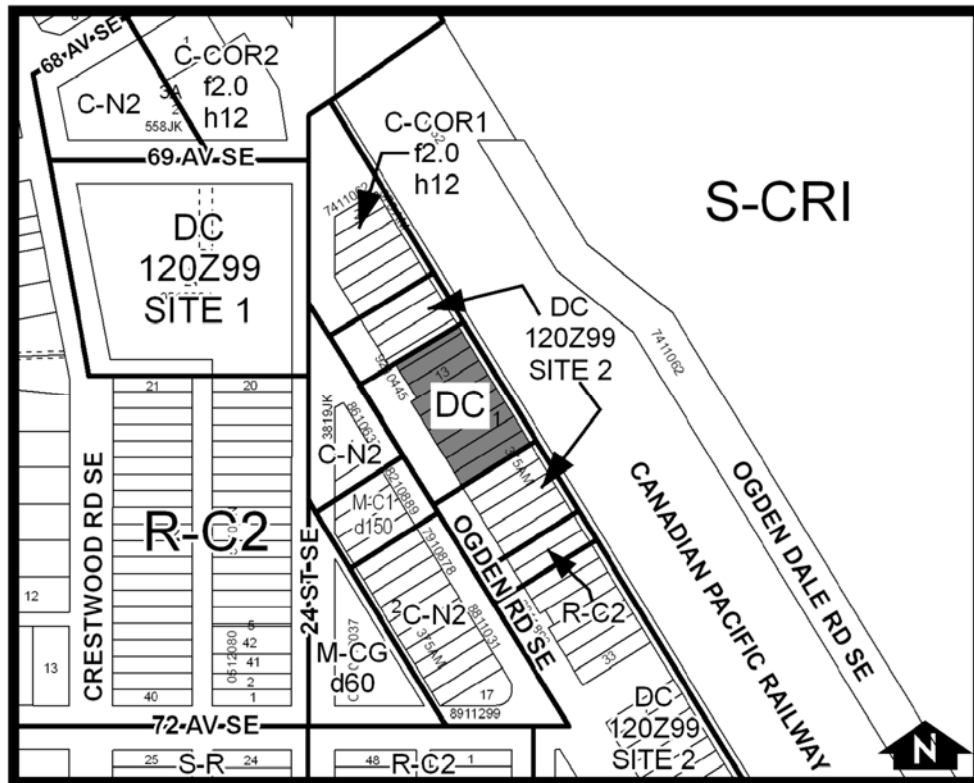
ACTING CITY CLERK  
SIGNED THIS 13<sup>TH</sup> DAY OF OCTOBER, 2009.

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SCHEDULE A



**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

**Purpose**

- 1 This Direct Control District is intended to accommodate **development** that is characterized by:
  - (a) low **density Multi-Residential Development** to front on Ogden Road SE;
  - (b) **Office and Printing, Publishing and Distribution uses** which are to be located to the east of the low **density Multi-Residential Development**, and confined to the first two floors of the **building**;

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- (c) Provision for a maximum **floor area** for **Office and Printing, Publishing and Distribution uses**; and
- (d) A mixed-use **development**.

**Compliance with Bylaw 1P2007**

- 2** Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply.

**Reference to Bylaw 1 P2007**

- 3** Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as it existed on the date of passage of this Bylaw.

**Permitted Uses**

- 4** The **permitted uses** of the Multi-Residential – Contextual Low Profile (M-C1d60) District of Bylaw 1P2007 are the **permitted uses** of this Direct Control District.

**Discretionary Uses**

- 5** The **discretionary uses** of the Multi-Residential – Contextual Low Profile District of Bylaw 1P2007 are the **discretionary uses** of this Direct Control District, with the addition of:

- (a) **Office**, and
- (b) **Printing, Publishing and Distribution**.

**Bylaw 1P2007 District Rules**

- 6** Unless otherwise specified in this Direct Control District, the rules of the Multi-Residential – Contextual Low Profile District of Bylaw 1P2007 apply to all **development** on the subject **parcel**.

**Setback Area**

- 7** The **setback area** of any **building** constructed on the subject **parcel**, except for **Accessory Residential Buildings**, shall be as follows:

- (a) On the south of the **parcel**, the minimum **setback area** is 6.0 metres;
- (b) On the north of the **parcel**, the minimum **setback area** is 2.0 metres;
- (c) On the east of the **parcel**, there is no minimum **setback area**;
- (d) On the west of the **parcel**, the minimum **setback area** is 3.0 metres;

**Maximum Use Area – Office and Printing, Publishing and Distribution uses**

- 8**
- (1) The maximum **use area** for **Office and Printing, Publishing and Distribution uses** on the **parcel** must not exceed 1300.0 square metres.
  - (2) **Office uses** must not exceed 25.0 per cent of the maximum **use area** of all **Office and Printing, Publishing and Distribution uses** on the **parcel**.

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**Screening**

- 9 (1) Loading docks that are part of a **building** must be **screened** from view when **adjacent** to:
- (a) an **expressway** or **major street**, or
  - (b) a **street** or **lane** where the **street** or **lane** separates the **parcel** from a **residential district** or **special purpose district**.
- (2) Where a **use** has activities carried on outside of a **building**, those activities must be **screened** from view of:
- (a) an **expressway** or **major street**, or
  - (b) a **street** or **lane** where the **street** or **lane** separates the **parcel** from a **residential district** or **special purpose district**.

**Landscaping**

- 10 (1) All **setback areas** must be landscaped.
- (2) **Landscaped areas** may be provided at grade, but there is no minimum percentage of required landscaping in relation to any **building** constructed on the **parcel**.

**Common Amenity Space - Outdoors**

11 **Common Amenity Space – Outdoors:**

- (a) May be provided at **grade**, and
- (b) May have a contiguous area of less than 50.0 square metres, with a dimension of less than 6.0 metres.