

**BYLAW NUMBER 118D2009**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT LOC2009-0013)**

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**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 THIS 5<sup>TH</sup> DAY OF OCTOBER, 2009.

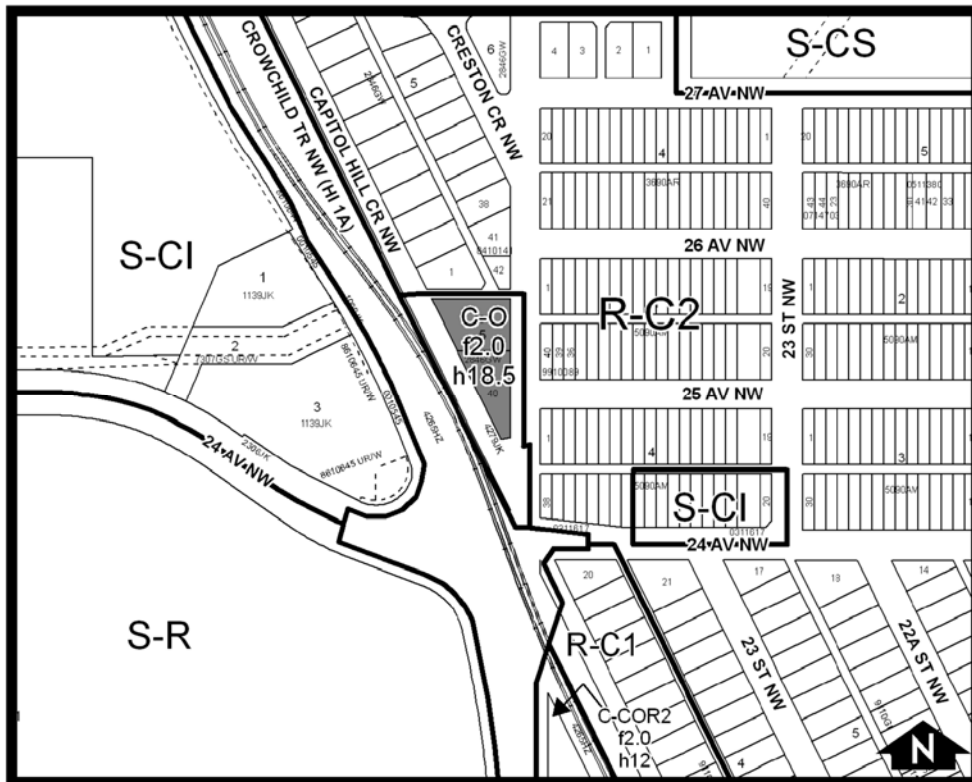
READ A THIRD TIME THIS 5<sup>TH</sup> DAY OF OCTOBER, 2009.

  
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MAYOR  
SIGNED THIS 5<sup>TH</sup> DAY OF OCTOBER, 2009.

  
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ACTING CITY CLERK  
SIGNED THIS 5<sup>TH</sup> DAY OF OCTOBER, 2009.

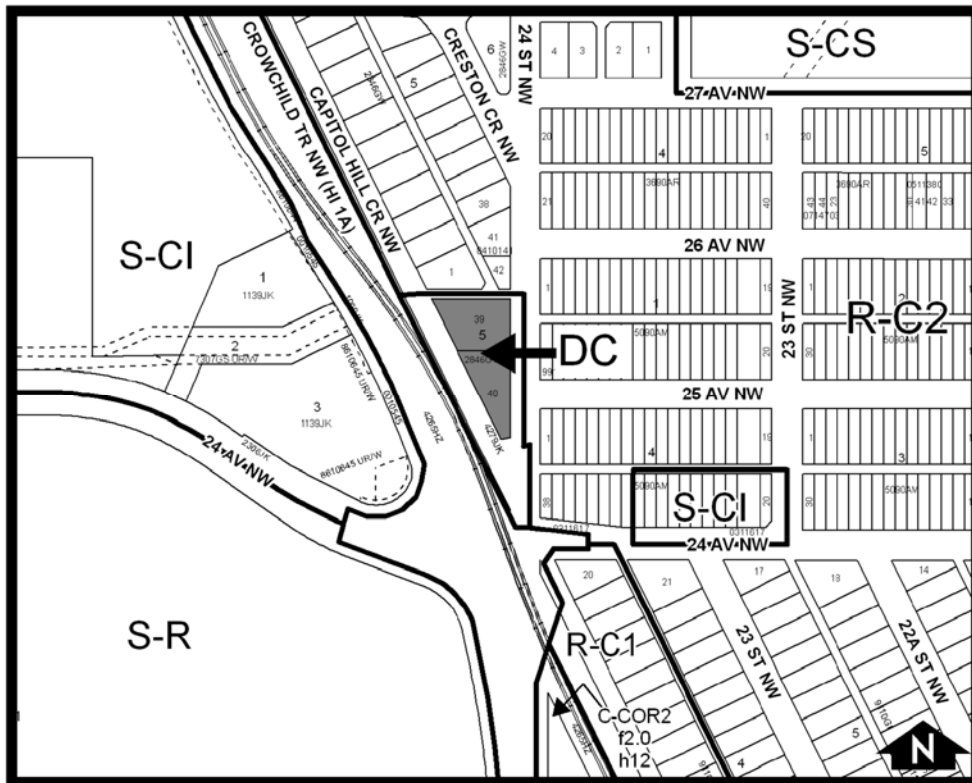
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SCHEDULE A



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**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

**Purpose**

1 This Direct Control District is intended to:

- (a) accommodate a residential and limited support **commercial multi-residential use development** that is compatible and sensitive in its interface with the low density residential **development** to the north and east;

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- (b) accommodate a residential and limited support **commercial multi-residential use development** that is compatible and sensitive considering its location and visibility from public thoroughfares and other sites in the area.

**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) “**commercial multi-residential uses**” means “**commercial multi-residential uses**” as defined in Section 13(32) of Bylaw 1P2007 with the addition of **Outdoor Café**.

**Permitted Uses**

- 5 The **permitted uses** of the M-H1 district of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

**Discretionary Uses**

- 6 The **discretionary uses** of the M-H1 district of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District:

- (a) with the addition of:

- (i) **Restaurant: Licensed - Small**
- (ii) **Restaurant: Food Service Only - Small**
- (iii) **Take Out Food Service**
- (iv) **Outdoor Café**
- (v) **Canopy Identification Sign; and**

- (b) with the exclusion of:

- (i) **Place of Worship – Medium**
- (ii) **Place of Worship – Small.**

**Bylaw 1P2007 District Rules**

- 7 Unless otherwise specified below, the rules of the M-H1 Land Use 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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**Setback Areas**

- 9** The depth of all **setback areas** must be equal to the minimum **building setbacks** identified in section 10 of this Bylaw.

**Building Setbacks**

- 10** (1) The minimum **building setback** from a **property line** shared with Capitol Hill Crescent NW is 1.5 metres.
- (2) The minimum **building setback** from a **property line** shared with 24 Street NW is 3.0 metres.
- (3) The minimum **building setback** from a **property line** shared with a **lane** is 5.0 metres.

**Building Height**

- 11** (1) The maximum **building height** is 18.5 metres.
- (2) **Ancillary structures** must not be located within 25 metres of the north property line.

**Rules for Commercial Multi-Residential Uses**

- 12** A maximum of 20.0 per cent of the **gross floor area** of all **buildings** on a **parcel** that contains a **Multi-Residential Development** may be **commercial multi-residential uses**.