

BYLAW NUMBER 136D2009

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2009-0090)**

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;

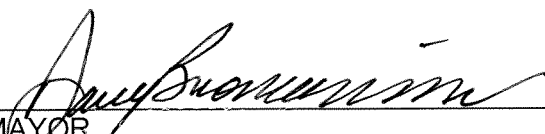
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 30TH DAY OF NOVEMBER, 2009.

READ A SECOND TIME THIS 30TH DAY OF NOVEMBER, 2009.

READ A THIRD TIME THIS 30TH DAY OF NOVEMBER, 2009.



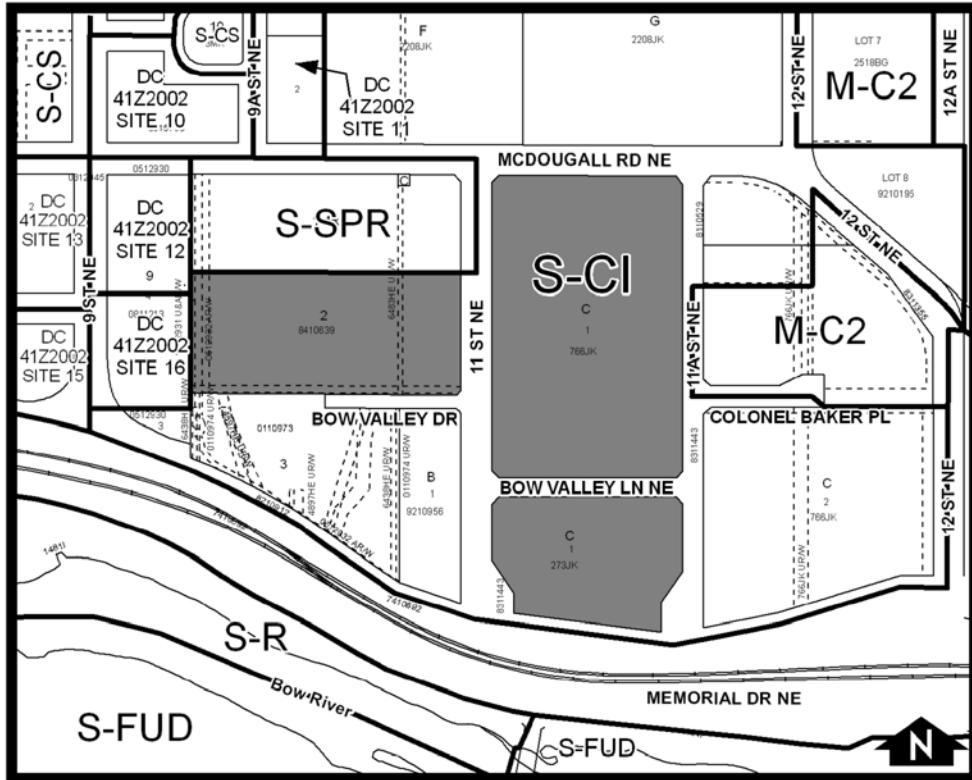
MAYOR
SIGNED THIS 30TH DAY OF NOVEMBER, 2009.



ACTING CITY CLERK
SIGNED THIS 30TH DAY OF NOVEMBER, 2009.

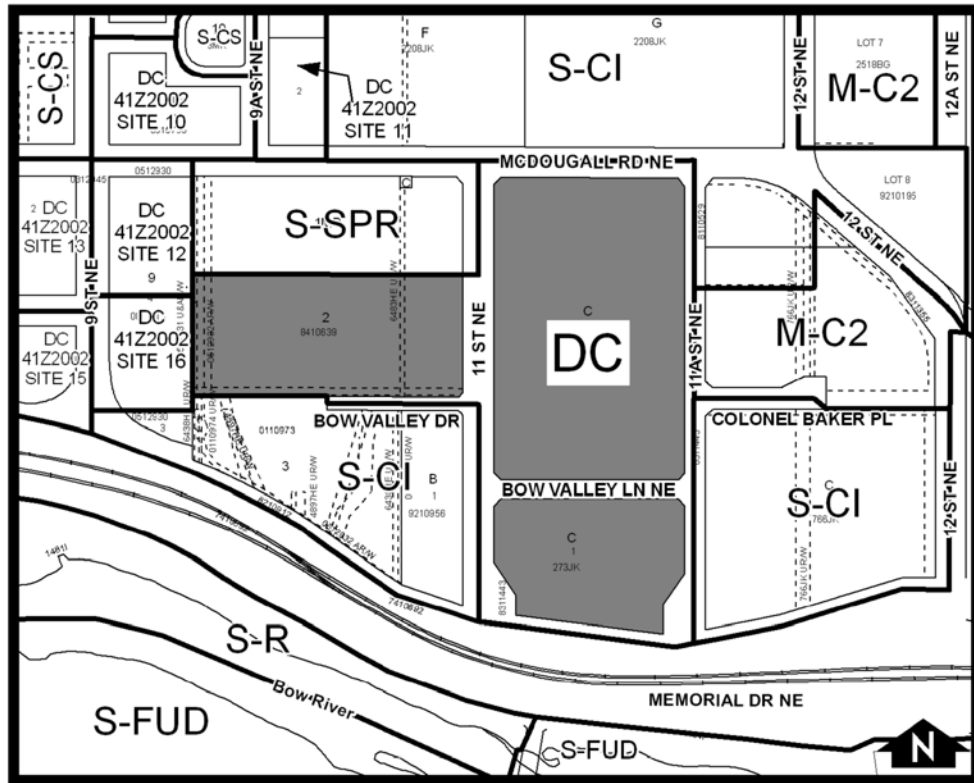
AMENDMENT LOC2009-0090
BYLAW NUMBER 136D2009

SCHEDULE A



AMENDMENT LOC2009-0090
BYLAW NUMBER 136D2009

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to:

- (a) allow for medium profile **Multi-Residential Development** with support commercial;

**AMENDMENT LOC2009-0090
BYLAW NUMBER 136D2009**

- (b) establish restrictions for the location of *commercial multi-residential uses* on the *parcels*; and
- (c) increase the maximum *use area* for an **Office** and allow for the possibility of this *use* to be contained in an independent *building*.

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 M-X2 Multi-Residential – Medium Profile Support Commercial District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

Discretionary Uses

- 5** The *discretionary uses* of the M-X2 Multi-Residential – Medium Profile Support Commercial District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District.

Bylaw 1P2007 District Rules

- 6** Unless otherwise specified, the rules of the M-X2 Multi-Residential – Medium Profile Support Commercial District of Bylaw 1P2007 applies in this Direct Control District.

Density

- 7** The maximum *density* for *parcels* subject to this Direct Control District is 315 *units* per hectare.

Rules for Commercial Multi-residential Uses

- 8** For the purposes of this Direct Control District, a maximum of 10.0 per cent of the *gross floor area* of all **Assisted Living, Residential Care or Multi-Residential Developments** on a *parcel* may be *commercial multi-residential uses*, not including those areas of an **Office** exceeding 300.0 square metres of *gross floor area*.

**AMENDMENT LOC2009-0090
BYLAW NUMBER 136D2009**

Location of Uses

- 9** *Commercial multi-residential uses* must be oriented towards, and only be located in those portions of a *building* having *frontage* onto, McDougall Road NE, with the exception of an **Office**.

Office Use Rules

- 10** An **Office** may be developed as an independent *building* on a *parcel* containing an **Assisted Living, Residential Care or Multi-Residential Development**.

Office Use Area

- 11** The maximum *use area* for all **Offices** is 930.0 square metres.

Office Height

- 12** The maximum *building height* for an **Office** not contained within a **Multi-Residential Development** is 10.0 metres.

Office Floor Area Ratio

- 13** The maximum *floor area ratio* for an **Office** not contained within a **Multi-Residential Development** is 1.0.

Office Building Orientation

- 14** *Motor vehicle parking stalls* and *loading stalls* must not be located between the *building* and a *street*.