

**BYLAW NUMBER 27D2009**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT LOC2007-0085A)**

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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:**

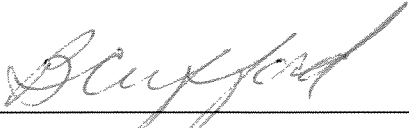
1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including 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 9<sup>TH</sup> DAY OF MARCH, 2009.

READ A SECOND TIME AS AMENDED THIS 9<sup>TH</sup> DAY OF MARCH, 2009.

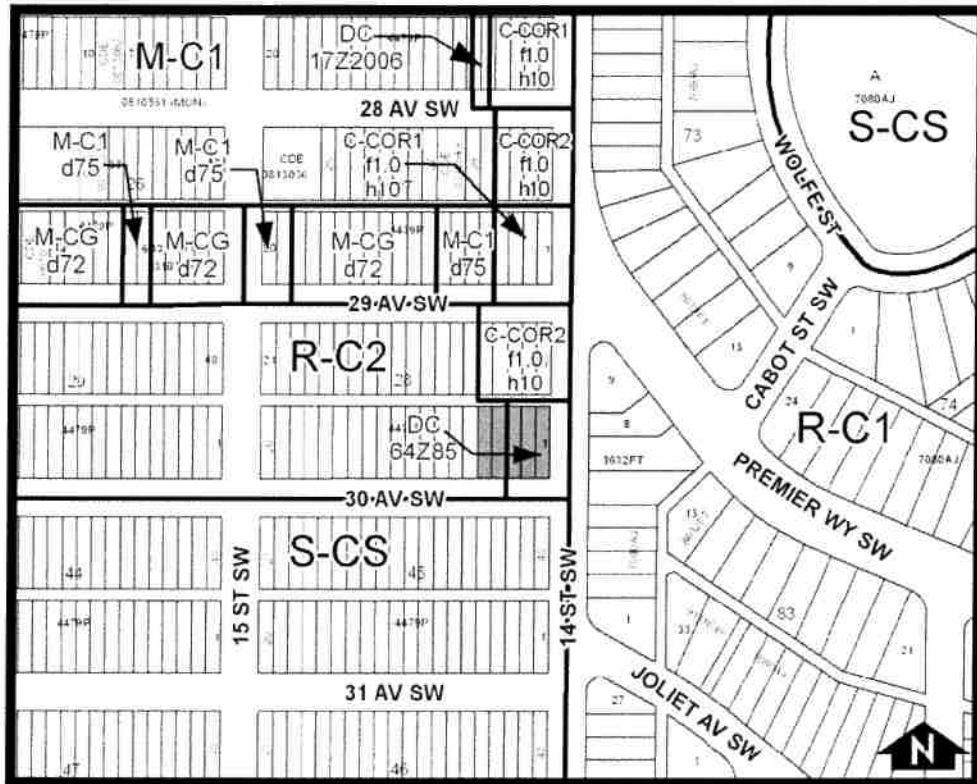
READ A THIRD TIME AS AMENDED THIS 9<sup>TH</sup> DAY OF MARCH, 2009.

  
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MAYOR  
SIGNED THIS 6<sup>TH</sup> DAY OF APRIL, 2009.

  
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ACTING CITY CLERK  
SIGNED THIS 6<sup>TH</sup> DAY OF APRIL, 2009.

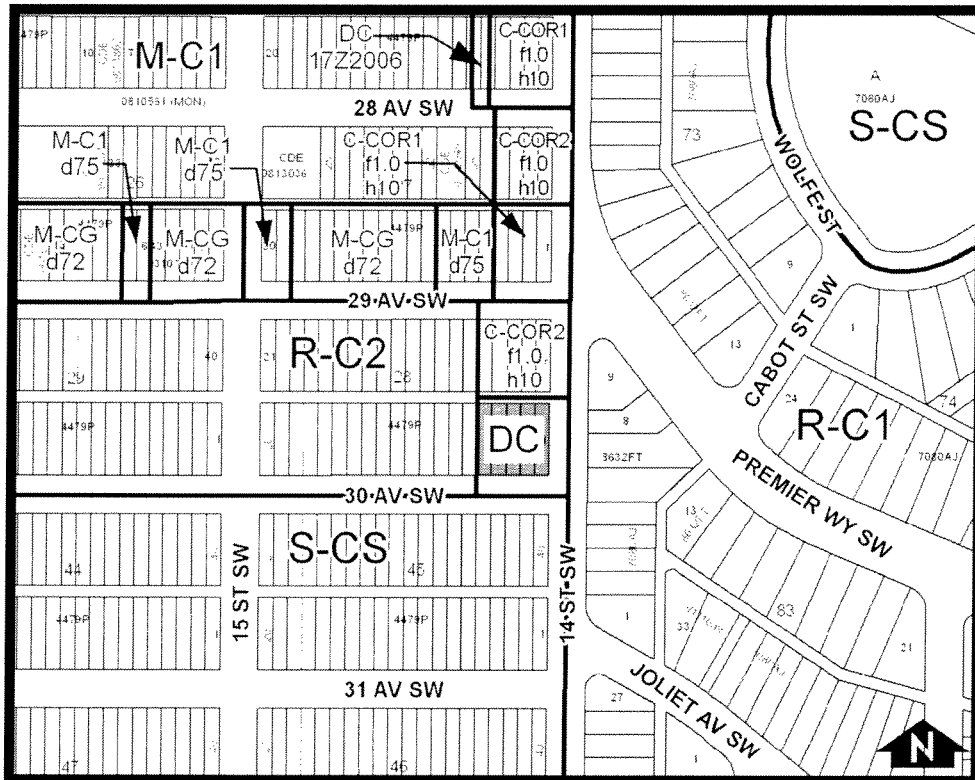
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SCHEDULE A



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SCHEDULE B



**DC DIRECT CONTROL DISTRICT**

**Purpose**

1 This Direct Control District is intended to:

- (a) provide for **Multi-Residential Development** in a variety of forms;

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- (b) makes provision for the size and scale of the development to be regulated using **floor area ratio** rather than using **units** per hectare;
- (c) allow for varied **building height** and **front setback areas** in a manner that reflects the immediate context;
- (d) be in close proximity or **adjacent to low density residential district**;
- (e) provide space for social interaction; and
- (f) provide landscaping to complement the design of the **development** and to help screen and buffer elements of the **development** that may have impacts on residents or nearby **parcels**.

**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 – Contextual Low Profile (M-C1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

**Discretionary Uses**

- 5 The **discretionary uses** of the Multi-Residential – Contextual Low Profile (M-C1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

**Bylaw 1P2007 District Rules**

- 6 Unless otherwise specified below, the rules of the Multi-Residential – Contextual Low Profile (M-C1) District of Bylaw 1P2007 apply in this Direct Control District.

**Density**

- 7 The **density** provisions set out in section 590 of Bylaw 1P2007 do not apply to this Direct Control District.

**Floor Area Ratio**

- 8 The maximum **floor area ratio** is 2.35.