

BYLAW NUMBER 36D2009

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2008-0068)**

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.

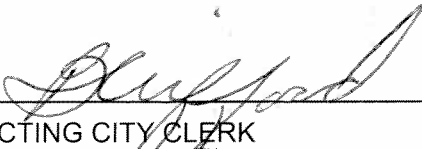
READ A FIRST TIME THIS 9TH DAY OF MARCH, 2009.

READ A SECOND TIME AS AMENDED THIS 9TH DAY OF MARCH, 2009.

READ A THIRD TIME AS AMENDED THIS 9TH DAY OF MARCH, 2009.



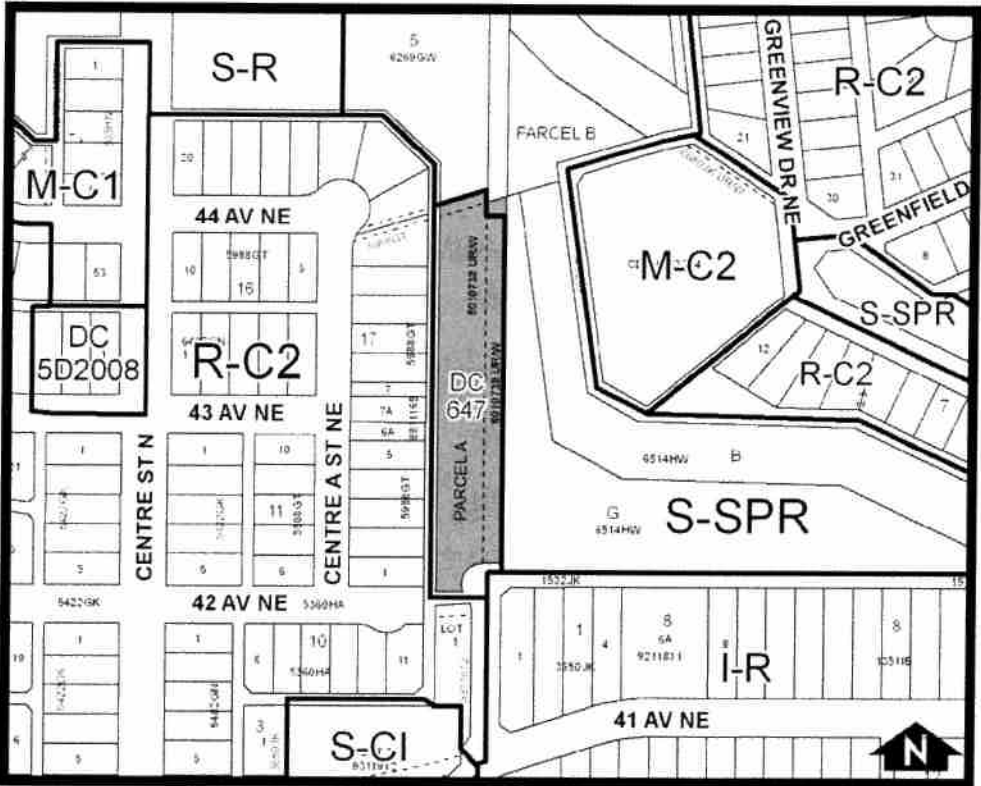
MAYOR
SIGNED THIS 16TH DAY OF MARCH, 2009.



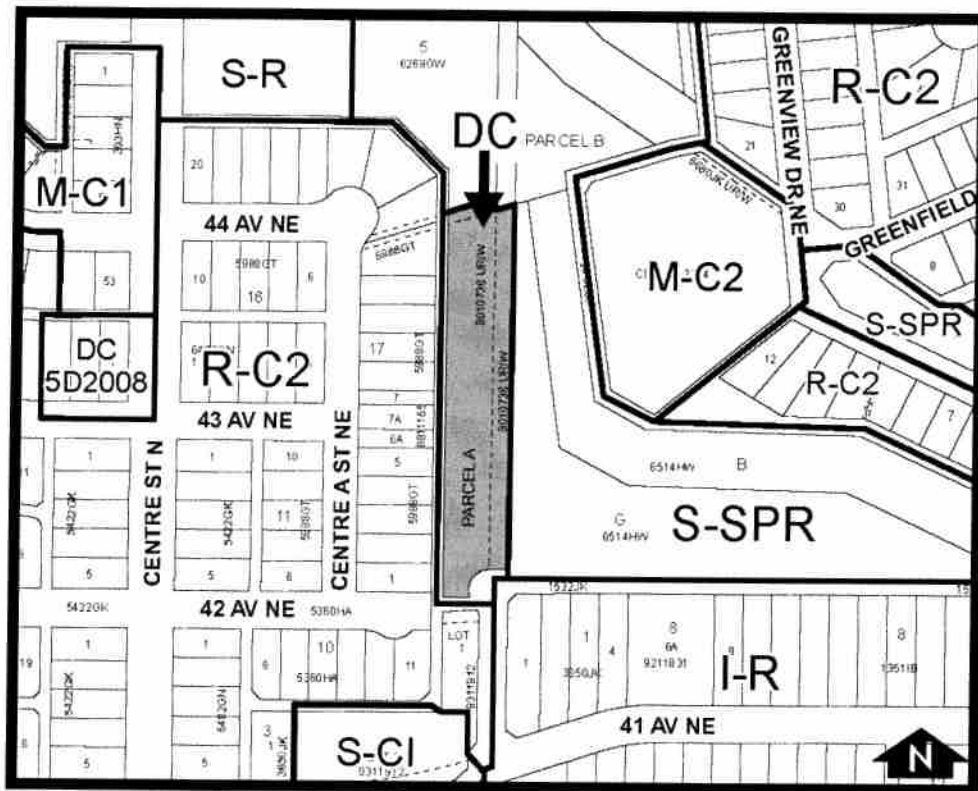
ACTING CITY CLERK
SIGNED THIS 16TH DAY OF MARCH, 2009.

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SCHEDULE A



SCHEDULE B



DC DISTRICT CONTROL GUIDELINES

Purpose

- 1 This Direct Control District is intended to:
 - (a) Accommodate a **Multi-Residential Development** that will include a diversity of unit sizes and configurations that are suitable for accommodation of families with children;
 - (b) Accommodate a **Multi-Residential Development** that complements the adjacent park to the east, including a design in which all *dwelling units* at *grade* on the east side of the **Multi-Residential Development** have at-*grade* entries that face the park.

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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 M-C1 Multi-Residential – Contextual Low Profile District are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

- 5 The following ***uses*** are ***discretionary uses*** in this Direct Control District:

- (a) **Child Care Service;**
- (b) **Home Occupation – Class 2;**
- (c) **Multi-Residential Development;**
- (d) **Power Generation Facility – Small;**
- (e) **Signs – Class A;**
- (f) **Signs – Class B;**
- (g) **Signs – Class C;**
- (h) **Signs – Class D;**
- (i) **Temporary Residential Sales Centre; and**
- (j) **Utility Building**

Bylaw 1P2007 District Rules

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

Sizes of Multi-Residential Units

- 7 A minimum of 50 percent of the total number of residential units in a **Multi-Residential Development** shall contain 2 or 3 bedrooms.

Location of Entrances to Ground Floor Units facing Park

- 8 An east facing ***unit*** in a **Multi-Residential Development** that is located on the floor closest to ***grade*** must have an individual, separate, direct access to ***grade*** and shall contain two or more bedrooms.

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Vehicular Access

- 9 There shall be no vehicular access between the *parcel* and the abutting lane to the west of the *parcel*."

Referral of Development Permit Application

- 10 Any development permit application for a **Multi-Residential Development** shall be referred to the Urban Design Review Panel for review and to the Calgary Planning Commission for a decision.