

BYLAW NUMBER 71D2011

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2010-0064)

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 12TH DAY OF MARCH, 2012.

READ A SECOND TIME AS AMENDED THIS 12TH DAY OF MARCH, 2012.

READ A THIRD TIME AS AMENDED THIS 12TH DAY OF MARCH, 2012.

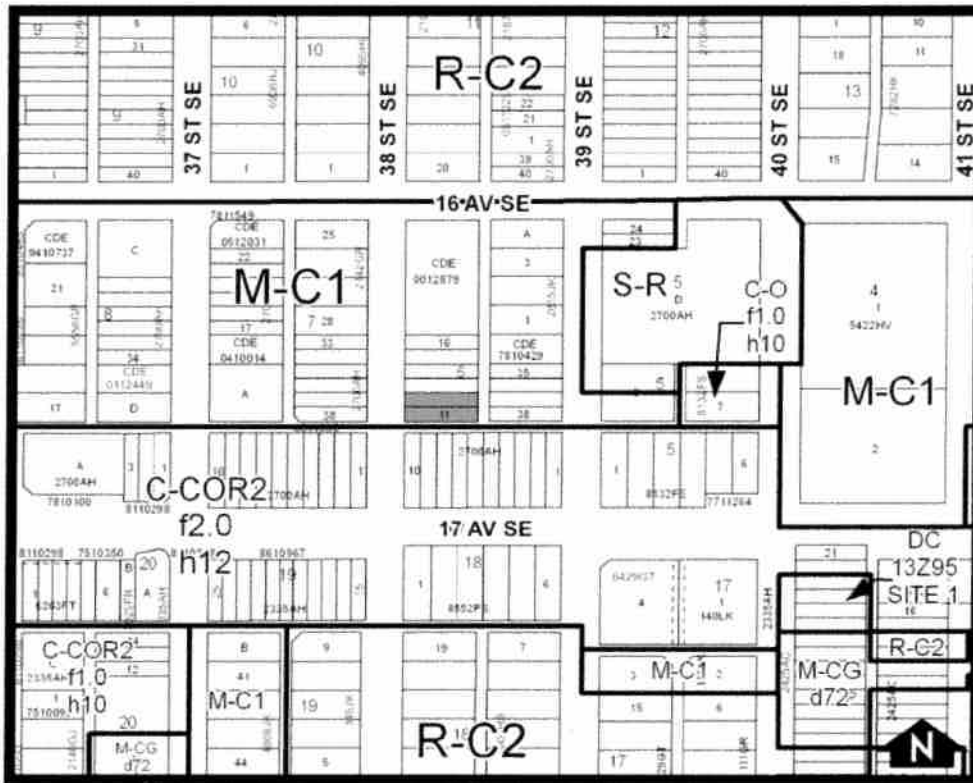


MAYOR
SIGNED THIS 12TH DAY OF MARCH, 2012.

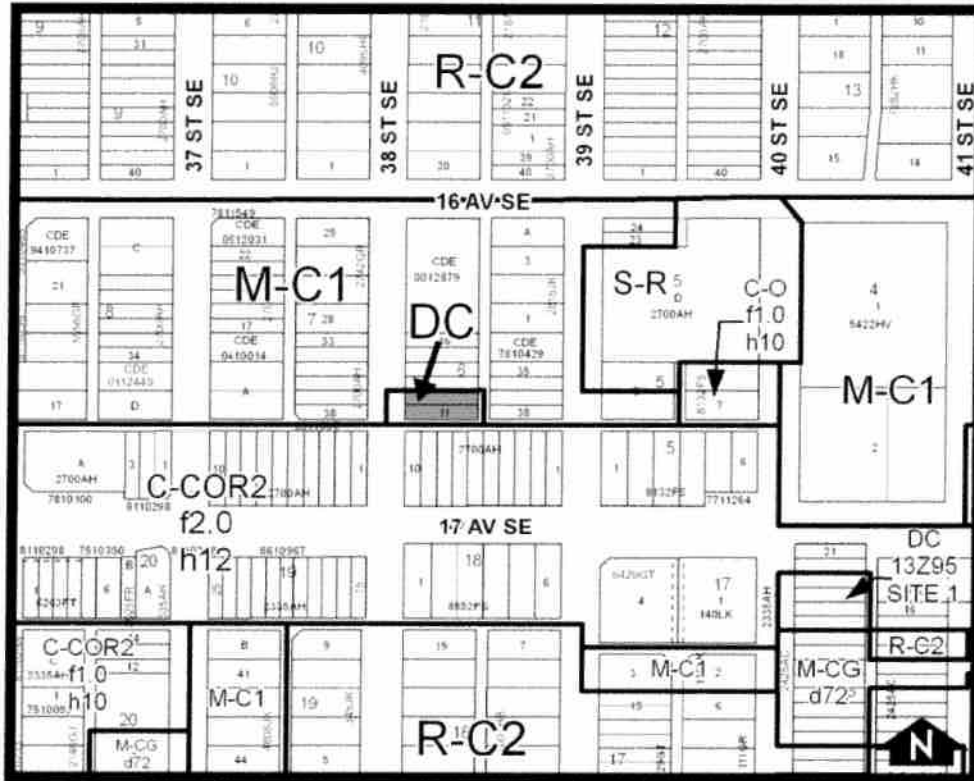


CITY CLERK
SIGNED THIS 12TH DAY OF MARCH, 2012.

SCHEDULE A



SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to accommodate:
 - (a) conformance of the **existing building** with the Land Use Bylaw 1P2007;
 - (b) accommodate redevelopment of the site under M-C1 guidelines.
 - (c) additional limited **density** on the **parcel** within the **existing building**; and
 - (d) specific on-site parking and landscaping requirements.

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) “**existing building**” means a **building** existing on the **parcel** at the time of the effective date of this Bylaw.

Permitted Uses

5 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

6 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

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

Existing Building

8 Where an **existing building** is located on the **parcel**:

- (a) there is no requirement for **setback areas, building setbacks, and visitor parking stalls**;
- (b) a minimum of 30.0 meters square of **amenity space** must be provided;
- (c) the maximum **density** is 206.0 **units** per hectare;
- (d) a minimum of 6.0 **motor vehicle parking stalls** must be provided for residents;
- (e) a minimum of 4.0 **bicycle parking stalls – class 2** must be provided;
- (f) all areas of the **parcel** not used for motor vehicle access, **motor vehicle parking stalls, bicycle parking stalls, loading stalls** and garbage collection facilities must be a **landscaped area**.
- (g) all landscaped areas must be **soft surface landscaped areas** except where the area is a **hard surfaced landscaped area** used for:
- (i) **amenity space**;
- (ii) pedestrian circulation; or
- (iii) **bicycle parking stalls – class 2**.