

BYLAW NUMBER 48D2013

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2012-0077)**

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;

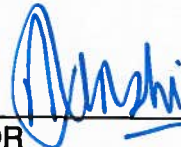
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 11TH DAY OF JUNE, 2013.

READ A SECOND TIME, AS AMENDED, THIS 11TH DAY OF JUNE, 2013.

READ A THIRD TIME, AS AMENDED, THIS 11TH DAY OF JUNE, 2013.



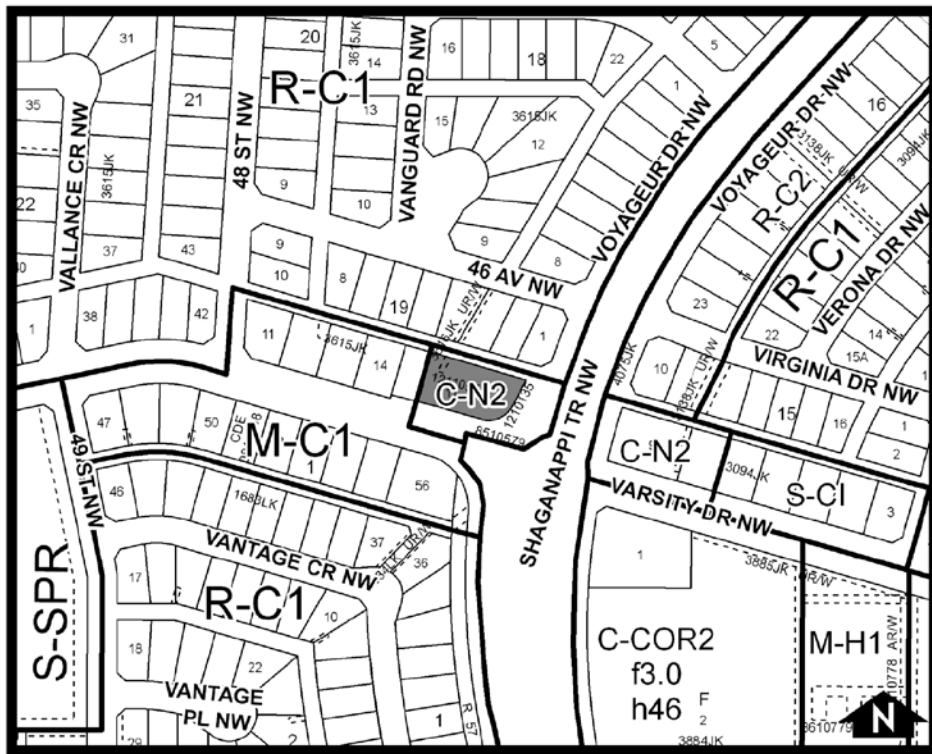
MAYOR
SIGNED THIS 9TH DAY OF SEPTEMBER, 2013.



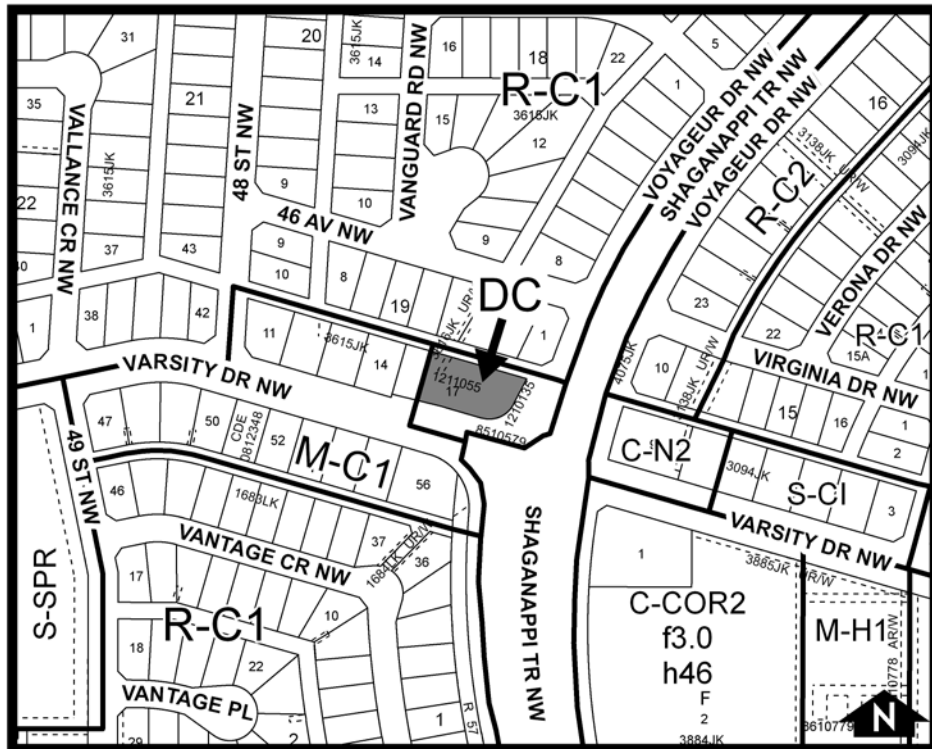
ACTING CITY CLERK
SIGNED THIS 9TH DAY OF SEPTEMBER, 2013.

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SCHEDULE A



SCHEDULE B



Purpose

- 1 This Direct Control District is intended to:
 - (a) provide for a **Multi-Residential Development**;
 - (b) establish maximum **building height**; and
 - (c) eliminate **uses** from the Multi-Residential—Contextual Low Profile (M-C1) District.

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.

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Permitted Uses

- 3 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

- 4 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 with the exclusion of:
- (a) **Addiction Treatment;**
 - (b) **Custodial Care.**

Comprehensive Development

- 5 The area that is the subject of this Direct Control District Bylaw must be developed comprehensively with the remainder of the **parcel**.
- 6 If the **parcel** is subdivided, a land use re-designation is required for the area that is the subject of this Direct Control District Bylaw.

Density

- 7 The maximum **density** for the **parcel**, a portion of which includes the area that is the subject of this Direct Control District Bylaw, is 26 **units**.

Building Height and Cross Section

- 8 (1) Unless otherwise referenced in subsection (2) and (3) the maximum **building height** is 14 metres.
- (2) Where the **parcel** shares a **property line** with a **parcel** designated with a **low density residential district** or M-CG District, the maximum **building height**:
- (a) is 9.0 metres measured from **grade** at the shared **property line**; and
 - (b) increases proportionately to a maximum of 14 metres measure from **grade** at a distance of 5.0 metres from the shared **property line**.
- (3) Where the **parcel** shares a **property line** with a **street**, the maximum **building height** is:
- (a) 10.0 metres measured from **grade** within 3.0 metres of that shared **property line**; and
 - (b) 14.0 metres measured from **grade** at a distance greater than 3.0 metres from that shared **property line**.

Bylaw 1P2007 District Rules

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