

BYLAW NUMBER 101D2014

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2011-0079)

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;

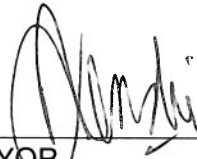
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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.

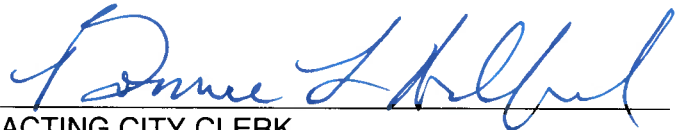
READ A FIRST TIME THIS 6TH DAY OF OCTOBER, 2014.

READ A SECOND TIME, AS AMENDED, THIS 3RD DAY OF NOVEMBER, 2014.

READ A THIRD TIME, AS AMENDED, THIS 3RD DAY OF NOVEMBER, 2014.

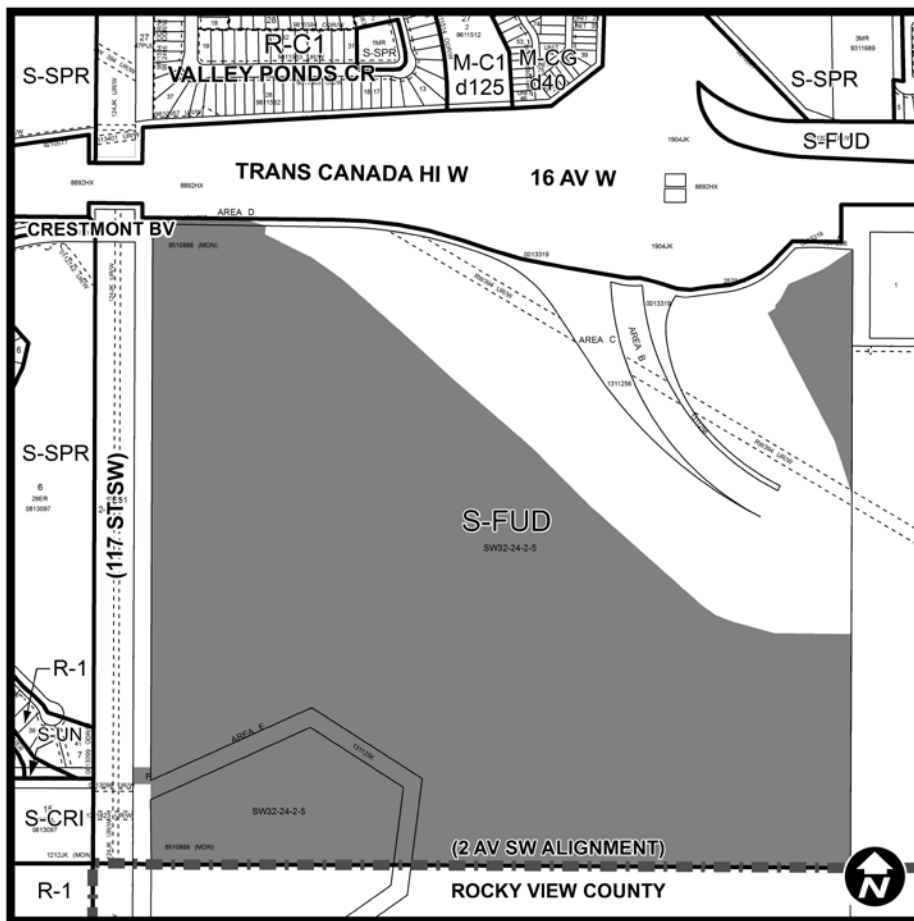


MAYOR
SIGNED THIS 3RD DAY OF NOVEMBER, 2014.

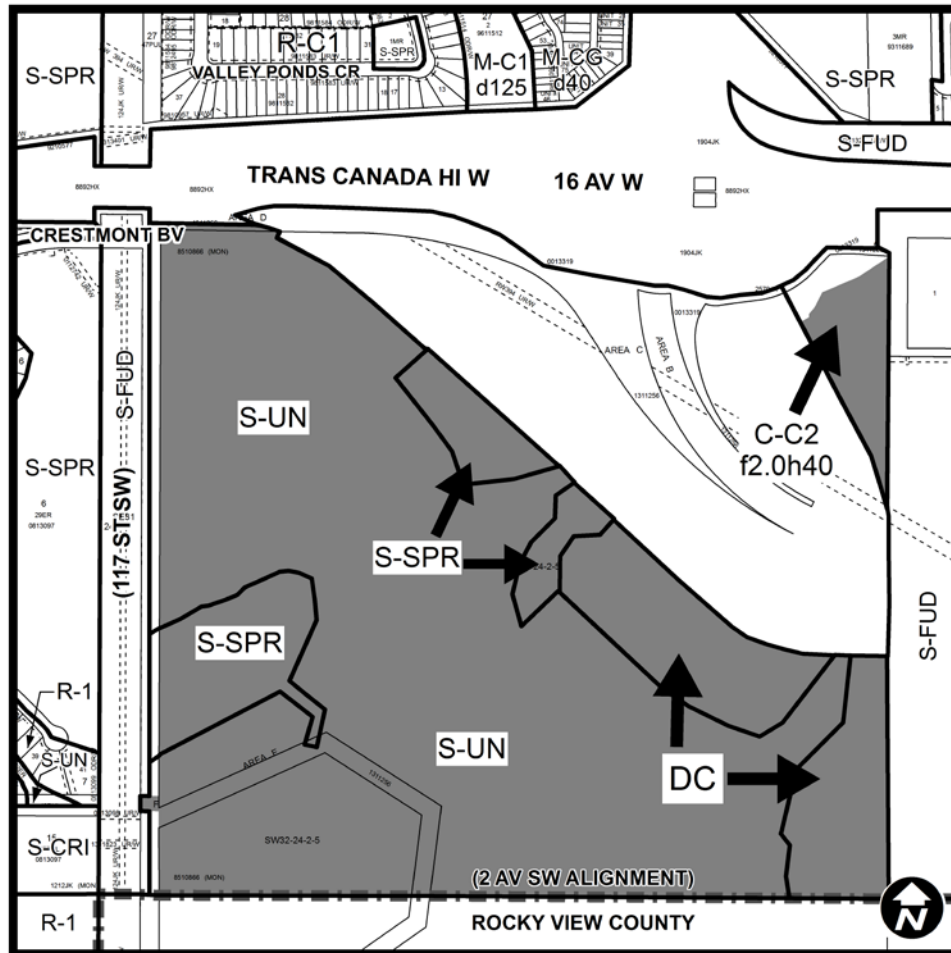


ACTING CITY CLERK
SIGNED THIS 3RD DAY OF NOVEMBER, 2014.

SCHEDULE A



SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to be characterized by:
 - (a) developments that are comprehensively designed with several **buildings**; and
 - (b) residential **uses** with varying height and density.

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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 Multi-Residential – High Density Low Rise (MH-1) District of Bylaw 1P2007 are the **permitted uses**.

Discretionary Uses

- 5 The **discretionary uses** of the Multi-Residential – High Density Low Rise (MH-1) 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 Multi-Residential – High Density Low Rise (MH-1) District of Bylaw 1P2007 apply in this Direct Control District.

Density

- 7 (1) The minimum **density** is 75 **units** per hectare.
(2) The maximum **density** is 275 **units** per hectare.

Stripping and Grading

- 8 (1) All excavation, stripping, and grading in this Direct Control District is a **permitted use**.
- (2) All excavation, stripping and grading in this Direct Control District requires a **development permit**, unless the conditions of subsections 25(h)(i) or 25(h)(ii) of Bylaw 1P2007 are met.
- (3) A **development permit** for excavation, stripping or grading, when required, must not be approved in this Direct Control District unless:
- (a) the applicant provides confirmation of the date that the new Trans Canada Highway/Valley Ridge Boulevard S.W. interchange will be operational, as determined by the Province of Alberta;
 - (b) the date referred to in subsection 8(3)(a) coincides with or precedes the earliest forecasted occupation date of the ultimate **development** on the site, as provided by the applicant; and
 - (c) the earliest forecasted occupation date referred to in subsection 8(3)(b) is within 7 years of the **development permit** application date in respect of this Section 8."