

**BYLAW NUMBER 117D2019**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2018-0170/CPC2019-0317)**

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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 amending that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "A".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON MAY 27, 2019

READ A SECOND TIME ON MAY 27, 2019

READ A THIRD TIME ON MAY 27, 2019

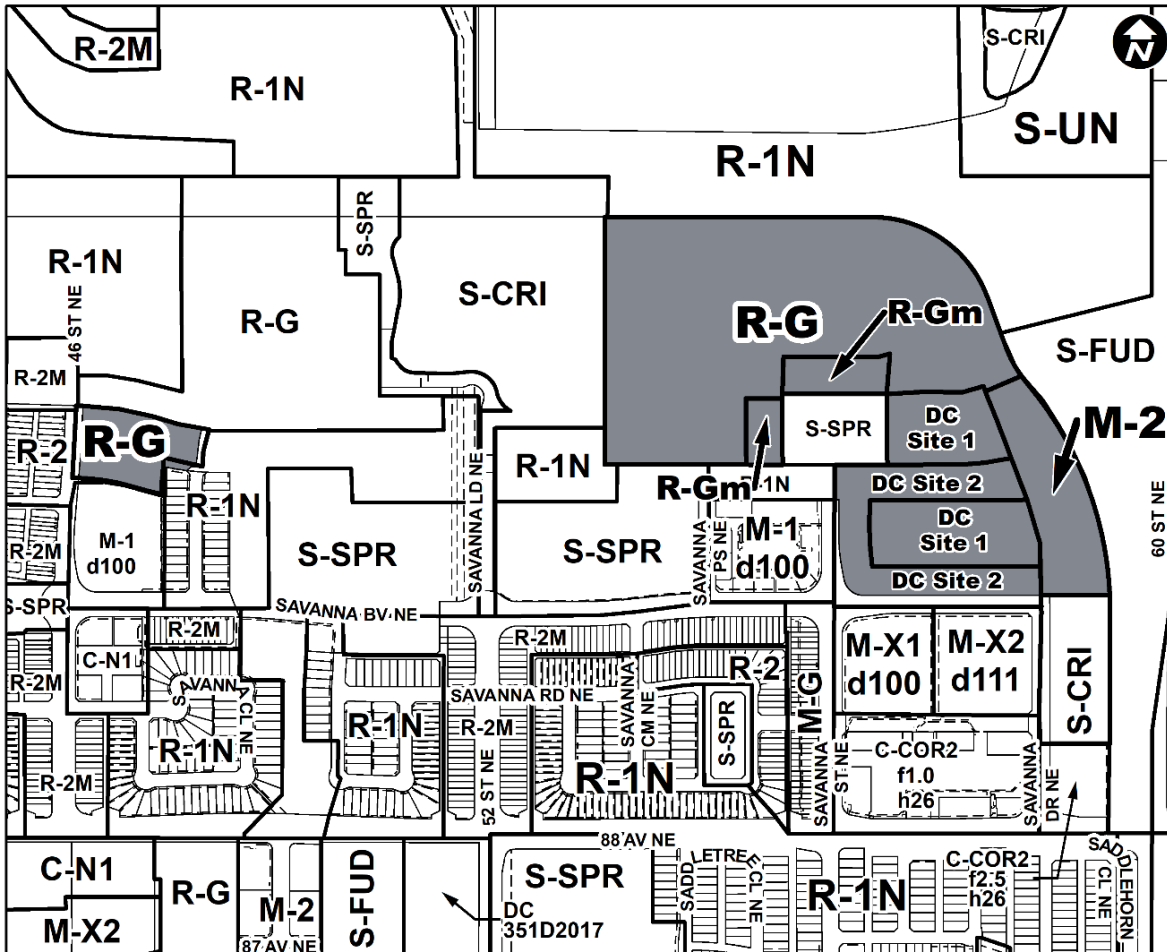
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MAYOR  
SIGNED ON MAY 27, 2019

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ACTING CITY CLERK  
SIGNED ON MAY 27, 2019

**SCHEDULE A**



**DIRECT CONTROL DISTRICT**

**Purpose**

1 This Direct Control district is intended to:

- (a) facilitate **higher** density ground-oriented residential **development** within a Transit Station Planning Area.

**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.

**Bylaw 1P2007 District Rules**

- 4 Unless otherwise specified, the rules of the Residential – Low Density Mixed Housing (R-Gm) District of Bylaw 1P2007 apply in this Direct Control District.

**Parcel Area**

- 5 The minimum area of a *parcel* is 100.0 square metres per **Dwelling Unit**.

**Additional Rules for Single Detached Dwellings**

- 6 **Single Detached Dwellings** must only be permitted on *carriage house lots*.

**Site 1 (1.90 ha ±)**

**Application**

- 7 The provisions in sections 8 through 9 apply only to Site 1.

**Permitted Uses**

- 8 The *permitted uses* of the Residential – Low Density Mixed Housing (R-Gm) District of Bylaw 1P2007 are the *permitted uses* of this Direct Control District.

**Discretionary Uses**

- 9 The *discretionary uses* of the Residential – Low Density Mixed Housing (R-Gm) District of Bylaw 1P2007 are the *discretionary uses* of this Direct Control District.

**Site 2 (1.62 ha ±)**

**Application**

- 10 The provisions in sections 11 through 12 apply only to Site 2.

**Permitted Uses**

- 11 The *permitted uses* of the Residential – Low Density Mixed Housing (R-Gm) District of Bylaw 1P2007 are the *permitted uses* of this Direct Control District with the exception of:

(a) **Semi-Detached Dwellings**.

**Discretionary Uses**

- 12 The *discretionary uses* of the Residential – Low Density Mixed Housing (R-Gm) District of Bylaw 1P2007 are the *discretionary uses* of this Direct Control District.