

BYLAW NUMBER 242D2019

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2014-0165/CPC2019-1367)**

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 DECEMBER 17, 2019

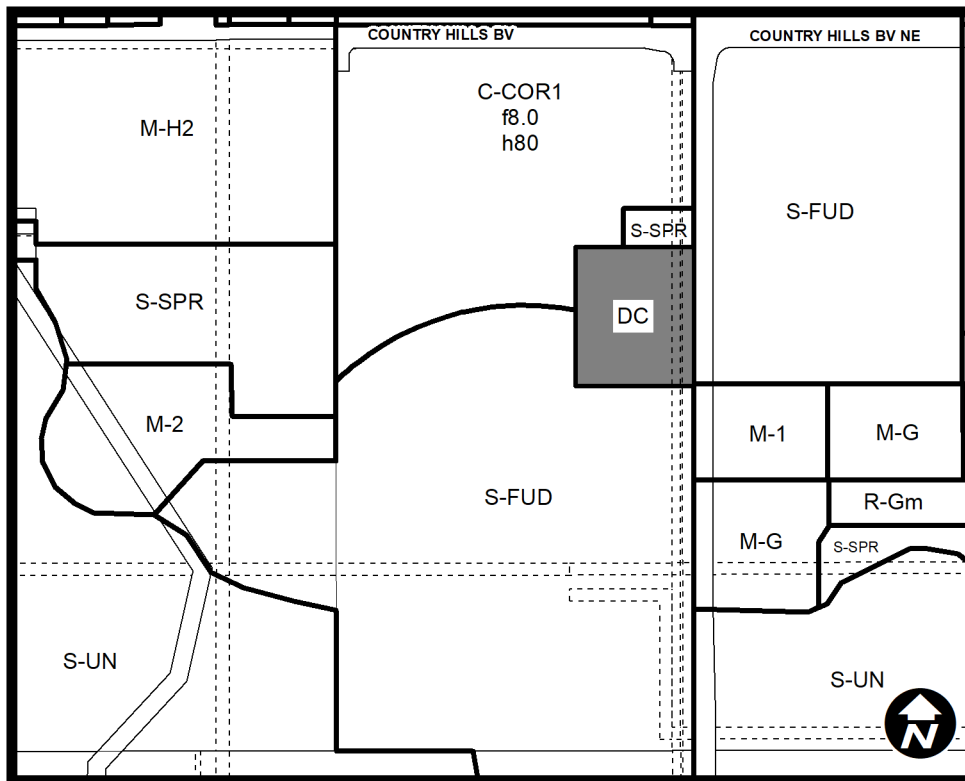
READ A SECOND TIME ON DECEMBER 17, 2019

READ A THIRD TIME ON DECEMBER 17, 2019

MAYOR
SIGNED ON DECEMBER 17, 2019

ACTING CITY CLERK
SIGNED ON DECEMBER 17, 2019

SCHEDULE A



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to:
 - (a) accommodate a mix of residential and commercial uses in the same building or in multiple buildings throughout an area;
 - (b) accommodate public parking infrastructure and a municipal works depot to support transit in the event of acquisition by the City of Calgary; and
 - (c) accommodate the future intensification of transit-oriented development with retail, residential, and office uses that promote an active pedestrian realm.

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 Bylaw.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District Bylaw, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

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Permitted Uses

4 The *permitted uses* of the Mixed Use – General (MU-1) District of Bylaw 1P2007 are the *permitted uses* of this Direct Control District with the addition of:

(a) **Municipal Works Depot.**

Discretionary Uses

5 The *discretionary uses* of the Mixed Use – General (MU-1) District of Bylaw 1P2007 are the *discretionary uses* of this Direct Control District.

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Mixed Use – General (MU-1) District of Bylaw 1P2007 apply in this Direct Control District.

Building Height

7 The maximum *building height* is 30.0 metres.

Floor Area Ratio

8 The maximum *floor area ratio* is 2.5.

Relaxations

9 The *Development Authority* may relax any of the rules contained in this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.