

BYLAW NUMBER 118D2021

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2020-0079/CPC2021-0857)**

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;

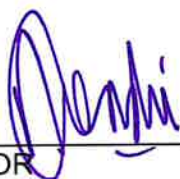
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 replacing it with 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 ON JULY 27, 2021

READ A SECOND TIME, AS AMENDED, ON JULY 27, 2021

READ A THIRD TIME, AS AMENDED, ON JULY 27, 2021

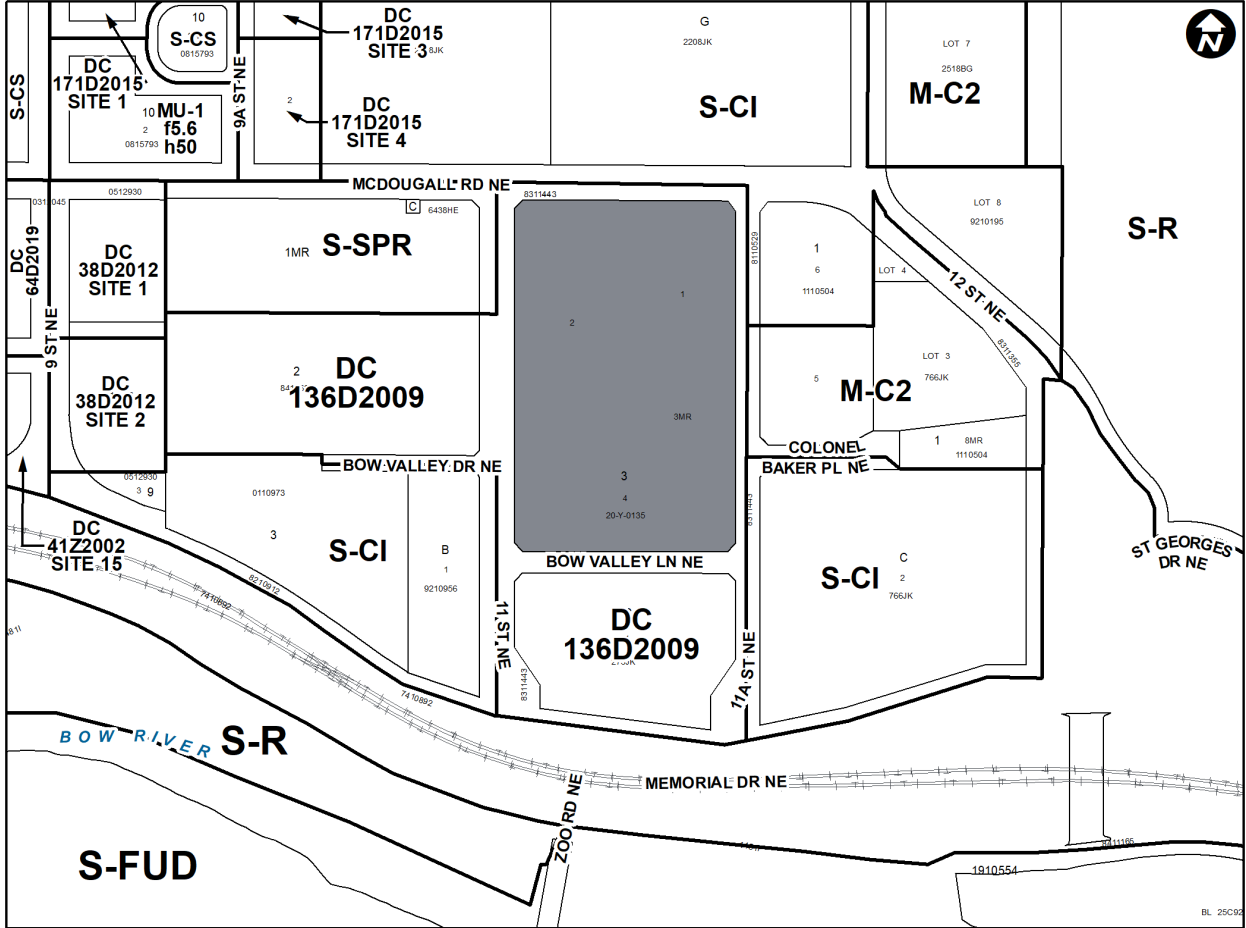


MAYOR
SIGNED ON AUGUST 9, 2021

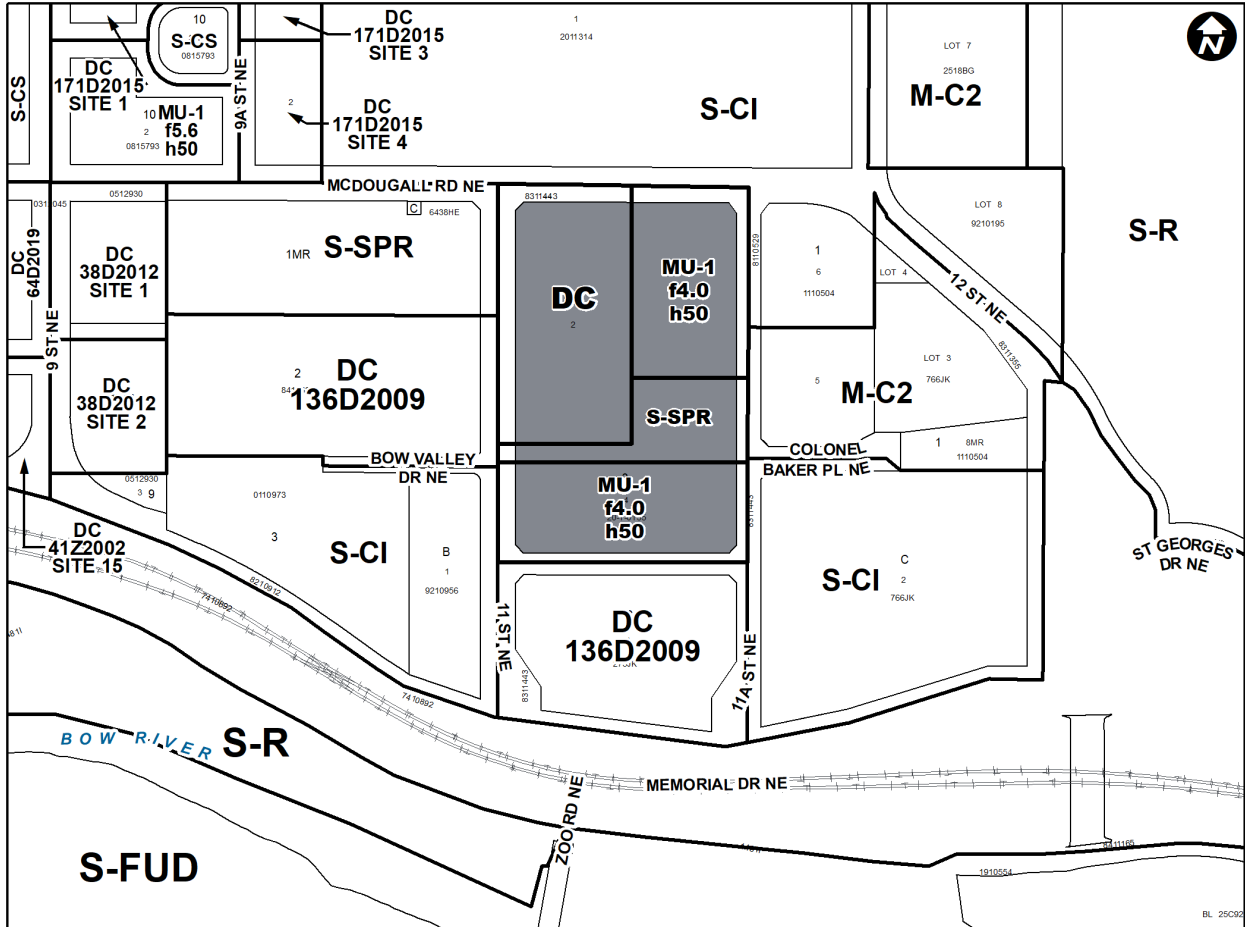


ACTING CITY CLERK
SIGNED ON AUGUST 9, 2021

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) accommodate mixed-use development with commercial uses to promote activity at the street level; and
- (b) establish site-specific requirements for motor vehicle parking that will accommodate the existing development remaining on site.

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.

Permitted Uses

- 4 The ***permitted uses*** of the Mixed Use - General (MU-1) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

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

Floor Area Ratio

- 7 The maximum ***floor area ratio*** is 4.0.

Building Height

- 8 The maximum ***building height*** is 35.0 metres.

Motor Vehicle Parking Stalls Requirements for Assisted Living

- 9 An ***Assisted Living development*** wholly contained in the ***building*** existing as of the date of passage of this Direct Control District Bylaw and located at 30 - 11 Street NE requires a minimum of 38 ***motor vehicle parking stalls***.

Relaxations

- 10 The ***Development Authority*** may relax the rules contained in Sections 6 through 9 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.