

PROPOSED

ITEM #8.2.13
CPC2018-059
ATTACHMENT 1

BYLAW NUMBER 57D2018

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2017-0071) *****

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 ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

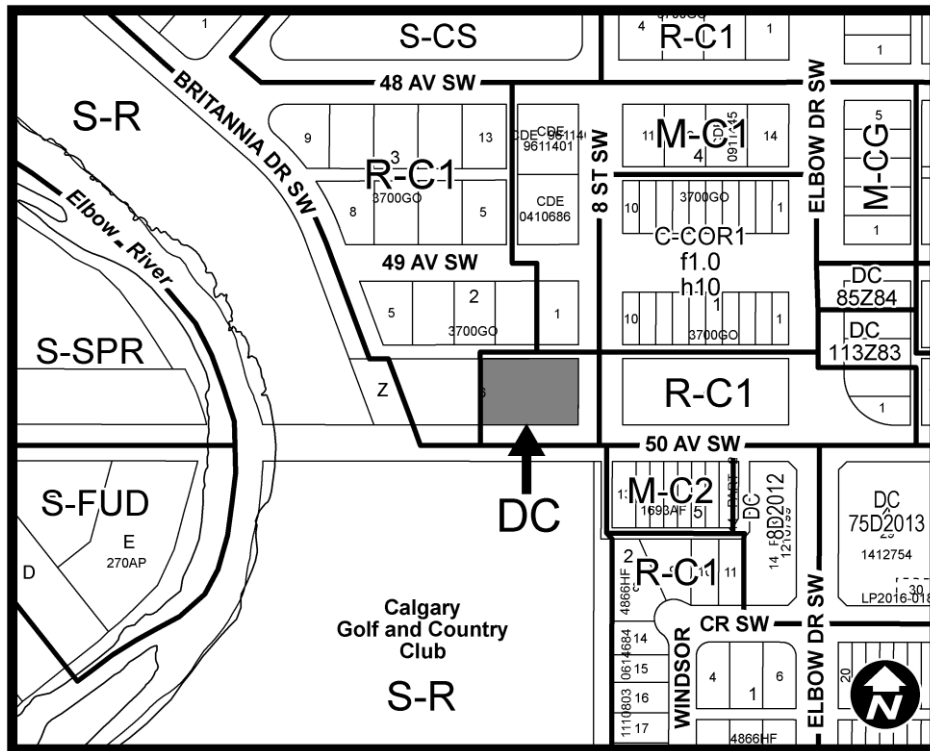
CITY CLERK

SIGNED ON _____

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SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to:
 - (a) allow for a **Parking Lot – Grade** as an additional temporary **discretionary use**.

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.

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Permitted Uses

- 4 The **permitted uses** of the Residential-Contextual One Dwelling (R-C1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Residential-Contextual One Dwelling (R-C1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Parking Lot – Grade.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Residential-Contextual One Dwelling (R-C1) District of Bylaw 1P2007 apply in this Direct Control District.

Development Permit Requirements

- 7 A **development permit** for **Parking Lot – Grade** must not be approved for a period exceeding five (5) years.

Front Setback Area

- 8 Where a **parcel** shares a **front property line** with a **street**, the **front setback area** must have a minimum depth of 3.0 metres.

Side Setback Area

- 9 Where a **parcel** shares a **side property line** with:

- (a) a **street** or a **lane**, the **side setback area** must have a minimum depth of 3.0 metres;
- (b) a **parcel** designated as a **residential district**, the **side setback area** must have a minimum depth of 3.0 metres.

Rear Setback Areas

- 10 Where a **parcel** shares a **rear property line** with a **parcel** designated as a **residential district**, or a **special purpose district**, there is no minimum requirement for a **rear setback area**.

Landscaping Rules

- 11 (1) Where a **setback area** shares a **property line** with a **parcel** designated as a **residential district** or a **lane** that separates the **parcel** from a **parcel** designated as a **residential district**, the **setback area** must:
- (a) be a **soft surfaced landscaped area**;
- (b) provide a minimum of 1.0 trees and 2.0 shrubs:
- (i) for every 30.0 square metres; or

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- (ii) for every 45.0 square metres where irrigation is provided by a ***low water irrigation system***; and
 - (c) provide trees planted in a linear arrangement along the length of the ***setback area***.
- (2) Where a ***setback area*** shares a ***property line*** with a ***street*** the ***setback area*** must:
 - (a) be a ***soft surfaced landscaped area***;
 - (b) provide a minimum of 1.0 trees and 2.0 shrubs:
 - (i) for every 35.0 square metres; or
 - (ii) for every 50.0 square metres where irrigation is provided by a ***low water irrigation system***.