

# PROPOSED

CPC2018-1236  
ATTACHMENT 2

## BYLAW NUMBER 7D2019

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2018-0204/CPC2018-1236)**  
\*\*\*\*\*

**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

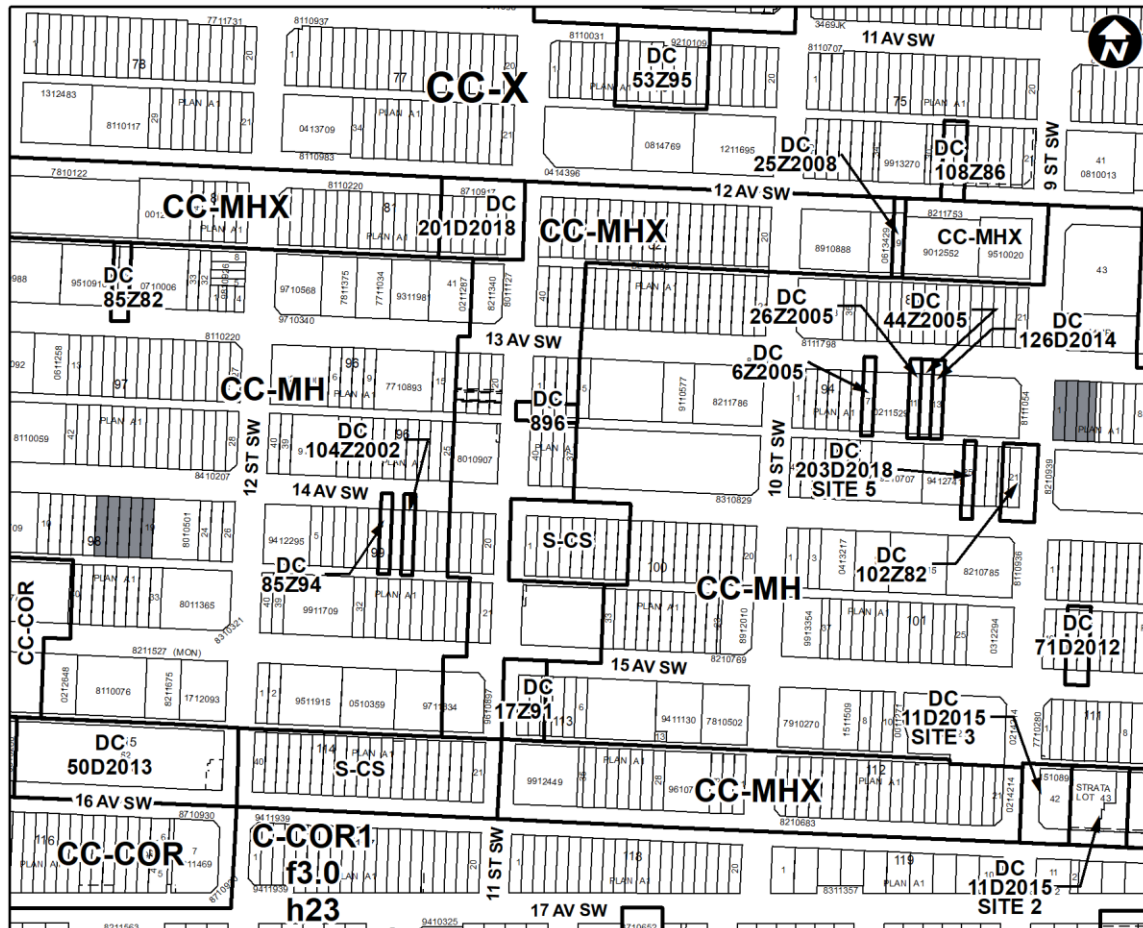
SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

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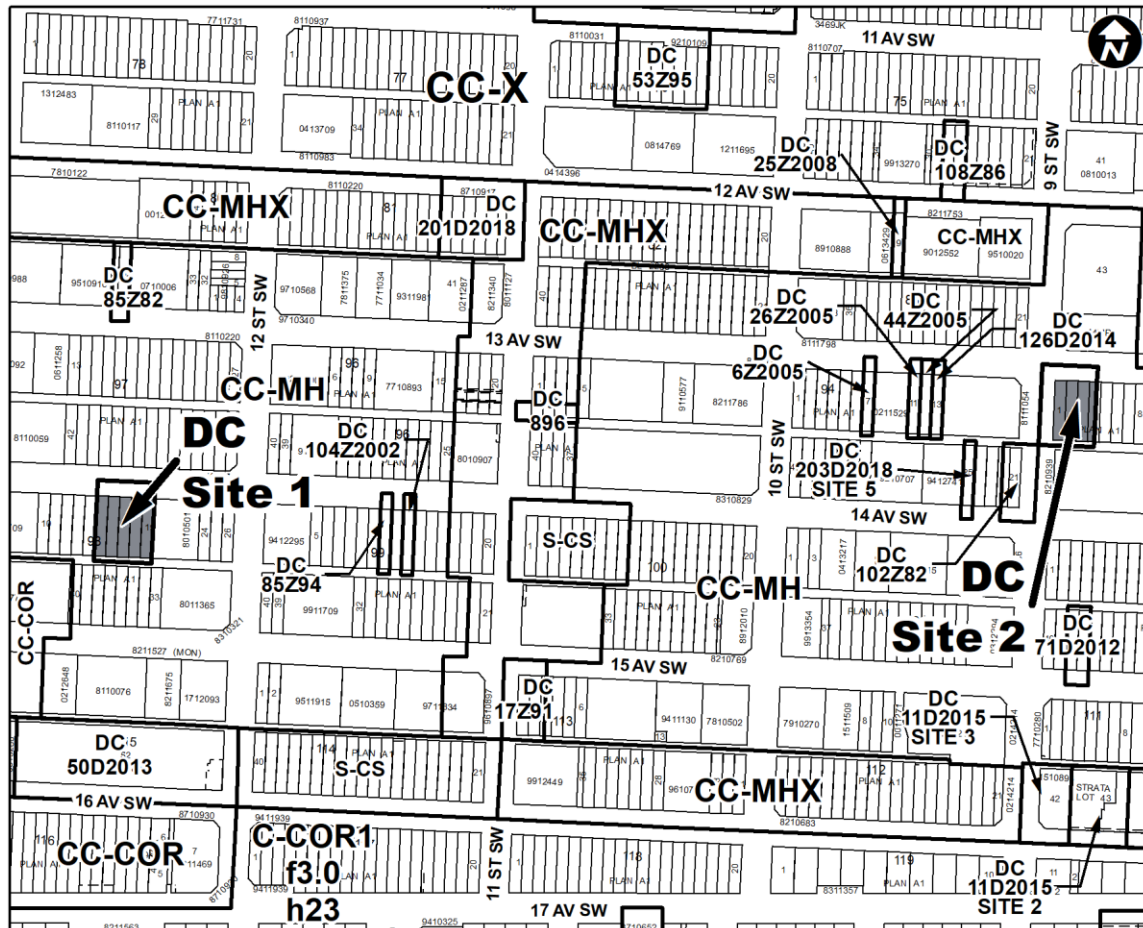
## SCHEDULE A



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## SCHEDULE B



## DIRECT CONTROL DISTRICT

### Purpose

1 This Direct Control District is intended to:

- (a) give effect to a Heritage Density Transfer to **DC receiving parcels** (Site 1) from **DC source parcel** (Site 2), as allowed by Part 11, Division 7, of Land Use Bylaw 1P2007.

### 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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### General Definitions

4 In this Direct Control District:

- (a) “**DC receiving parcels**” means Site 1, the **parcels** legally described as Lots 15-19, Block 98, Plan A1 with the municipal addresses, 1315, 1317, 1319, 1321, and 1323 – 14 Avenue SW, which are the **parcels** receiving an increase in **density** of 2,988 square metres from the **DC source parcel** (Site 2);
- (b) “**DC source parcel**” means Site 3, the **parcels** legally described as Lots 1-4, Block 93, Plan A1 with the municipal address 1310 – 9 Street SW, which are the **parcels** from which 2,988 square metres of **density** is being transferred to **DC receiving parcel 1** (Site 1);

### Site 1

0.15 hectares (± 0.37 acres)

### Application

5 The provisions in sections 6 through 9 apply only to Site 1.

### Permitted Uses

6 The **permitted uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

### Discretionary Uses

7 The **discretionary uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

### Bylaw 1P2007 District Rules

8 Unless otherwise specified, the rules of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 apply in this Direct Control District.

### Floor Area Ratio

9 The maximum **floor area ratio** is 6.98 inclusive of the 2,988 square metres of heritage **density** that has been transferred from the **DC source parcel** (Site 2).

### Site 2

0.11 hectares (± 0.27 acres)

### Application

10 The provisions in sections 11 through 14 apply only to Site 2.

### Permitted Uses

11 The **permitted uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

### Discretionary Uses

12 The **discretionary uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

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## Bylaw 1P2007 District Rules

- 13 Unless otherwise specified, the rules of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 apply in this Direct Control District.

## Floor Area Ratio

- 14 (1) The maximum *floor area ratio* is 4.26.
- (2) The bonus provisions contained in Section 1203 (a)-(c) and (e)-(h), Part 11, Division 7 of Bylaw 1P2007 do not apply to Site 2.