

**BYLAW NUMBER 298D2017**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT LOC2015-0042)**

\*\*\*\*\*

**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;

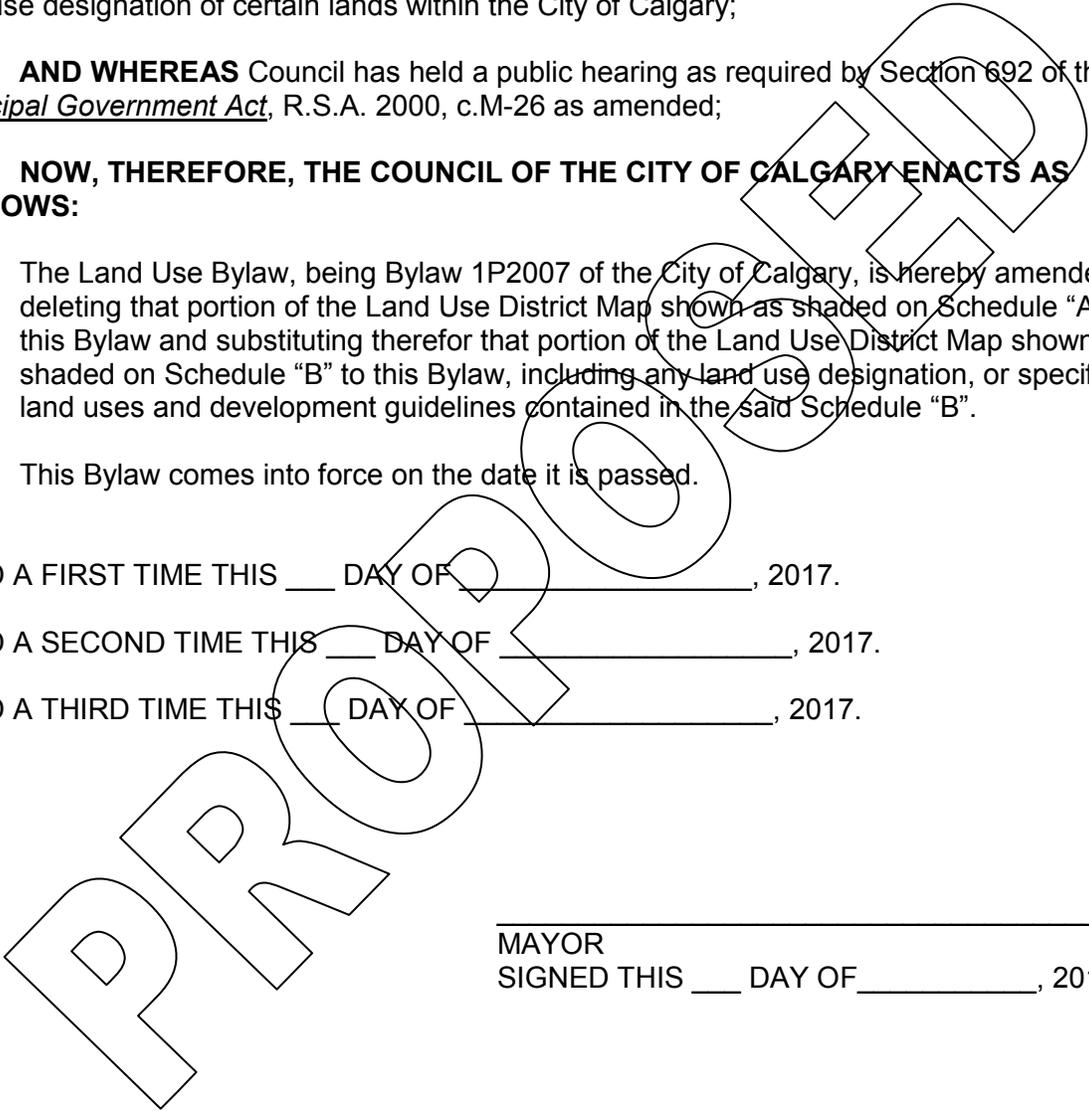
**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

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 THIS \_\_\_ DAY OF \_\_\_\_\_, 2017.

READ A SECOND TIME THIS \_\_\_ DAY OF \_\_\_\_\_, 2017.

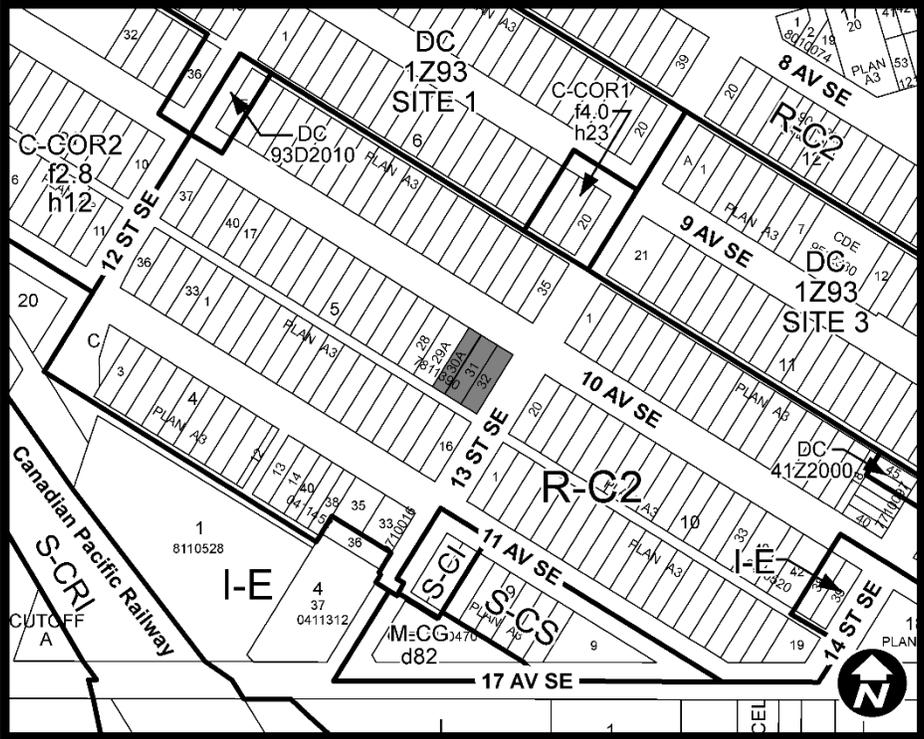
READ A THIRD TIME THIS \_\_\_ DAY OF \_\_\_\_\_, 2017.



\_\_\_\_\_  
MAYOR  
SIGNED THIS \_\_\_ DAY OF \_\_\_\_\_, 2017.

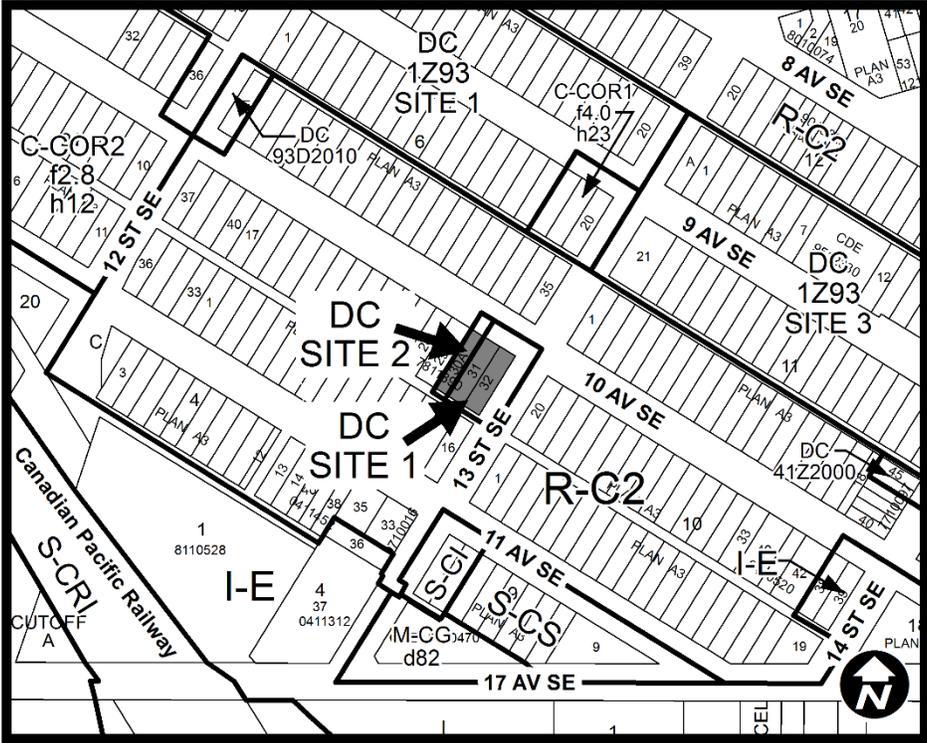
\_\_\_\_\_  
CITY CLERK  
SIGNED THIS \_\_\_ DAY OF \_\_\_\_\_, 2017.

**SCHEDULE A**



PROPOSED

**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

**Purpose**

- 1 This Direct Control District is intended to:
  - (a) allow for the preservation of the Sevenoaks Court **building** which is a Historic Resource on the Calgary Heritage Authority’s Inventory of Evaluated Historic Resources;
  - (b) allow for an addition to the Sevenoaks Court **building** in a manner that is compatible with historic preservation; and
  - (c) accommodate residential **development** in a variety of forms.

**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.

D  
E  
S  
I  
R  
E  
D

**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.

**General Definitions**

4 In this Direct Control District:

- (a) “**heritage building**” means the historic three-storey **building** known as Sevenoaks Court located at 1339 10 Avenue SE on the date of passage of this Direct Control District.
- (b) “**comprehensive development**” means **development** that incorporates the **heritage building** and consists of **Multi-Residential Development** over both Site 1 and Site 2 of this Direct Control District.

**Permitted Uses**

5 The **permitted uses** of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

**Discretionary Uses**

6 The **discretionary uses** of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

**Multi-Residential Development Rules**

- 7 (1) Unless otherwise specified in subsection (2) **Multi-Residential Development** is not allowed on Site 2.
- (2) **Multi-Residential Development** is allowed when the **development** is for a **comprehensive development** that is compatible with heritage preservation as approved by the **Development Authority**.