

PROPOSED

CPC2017-360
Attachment 1

BYLAW NUMBER 351D2017

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2016-0069) *****

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.

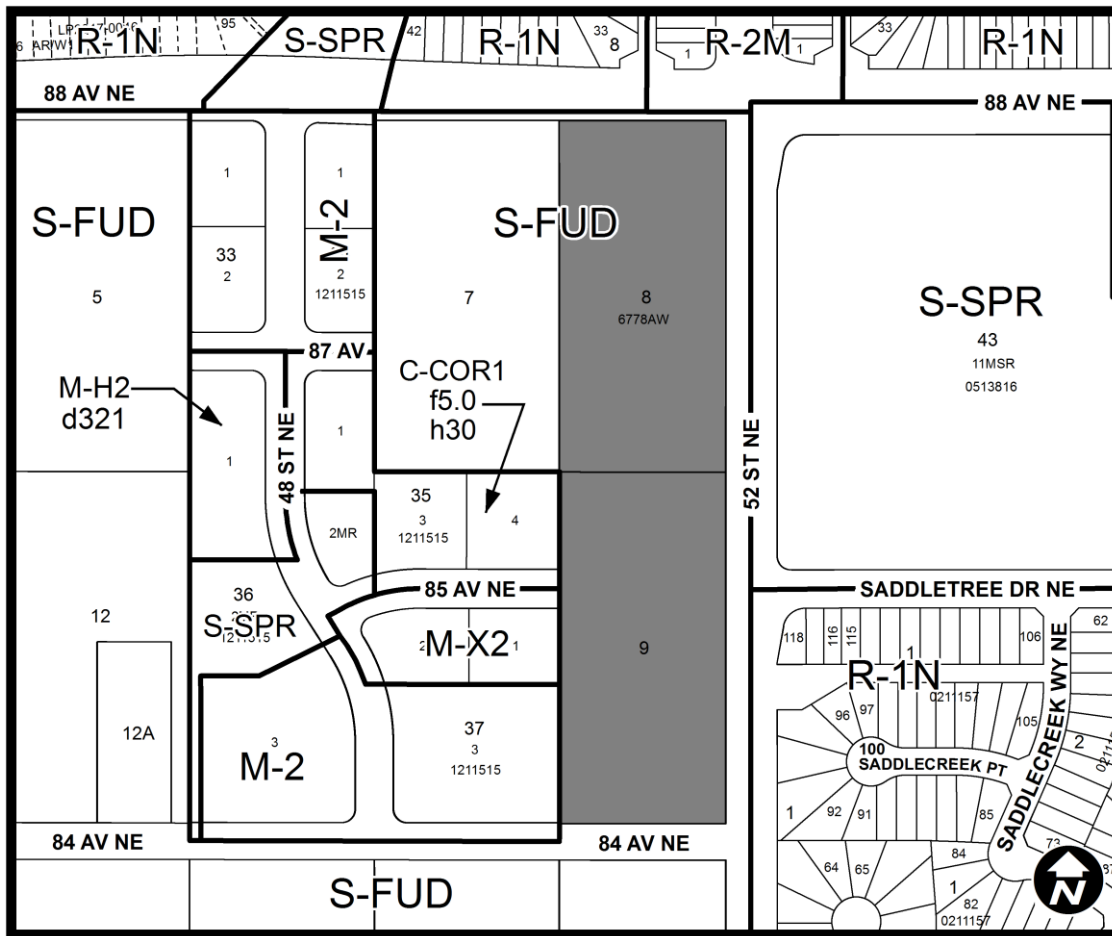
MAYOR
SIGNED THIS ____ DAY OF _____, 2017.

CITY CLERK
SIGNED THIS ____ DAY OF _____, 2017.

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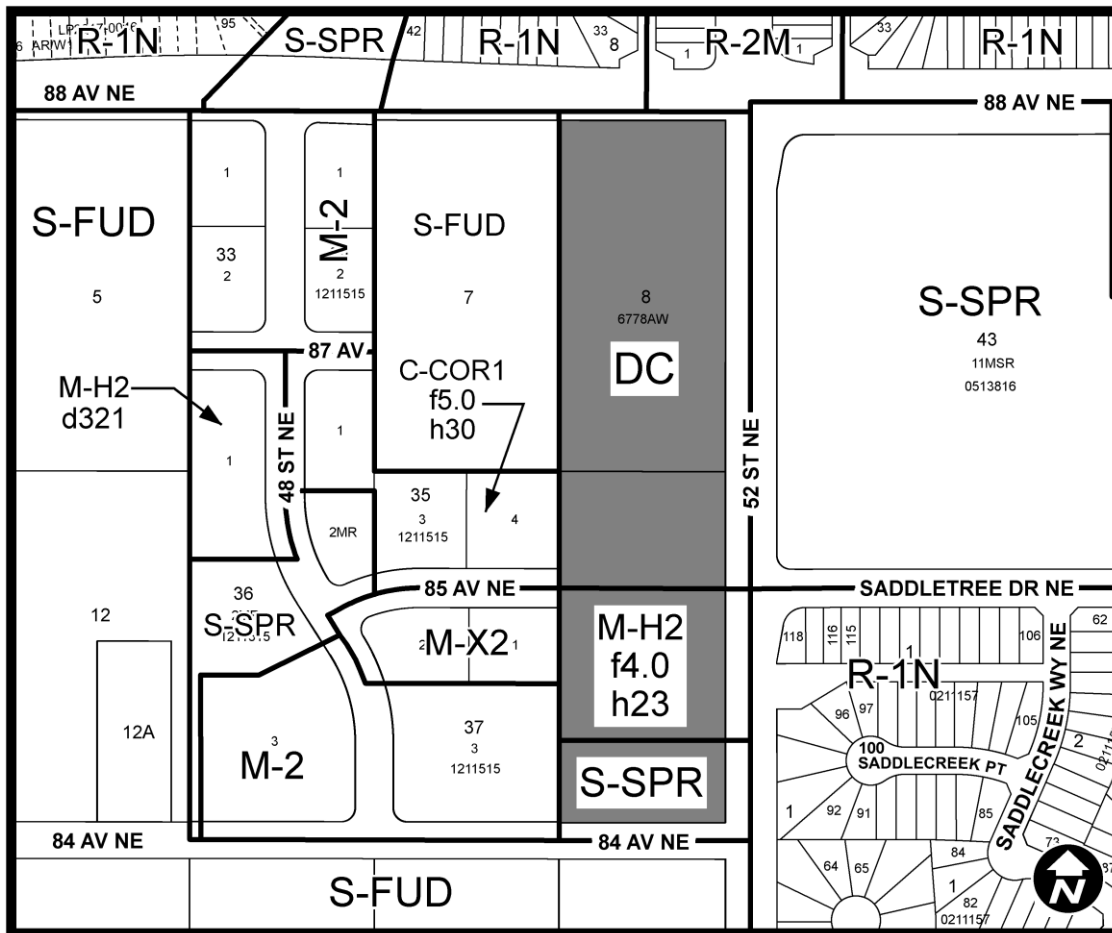
SCHEDULE A



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SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to:

- (a) provide opportunities for commercial **uses** on the ground floor of **buildings** and residential and office **uses** on upper floors;
- (b) require a minimum **density** of residential **development** to support the overall residential **density** targets for the Cell D Neighbourhood;

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- (c) ensure that the minimum residential **density** requirements are applied equitably across various phases of **development**, and
- (d) require an initial comprehensive **development permit** to be submitted for all lands within the Direct Control District.

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.

Permitted Uses

- 4 The **permitted uses** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Commercial – Corridor 1 (C-COR1) 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 Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7 The maximum **floor area ratio** is 2.5.

Building Height

- 8 The maximum **building height** is 23.0 metres.

Density

- 9 The minimum **density** is 80 **units** per hectare.

Relaxations

- 10 The **Development Authority** may consider relaxations of section 9 of this Direct Control Bylaw provided the test for relaxation outlined in Bylaw 1P2007 is met.

Development Permit Regulations

- 11 (1) The initial **development permit** for permanent **buildings** and **uses** must be a comprehensive **development permit** encompassing intended **development** for the entire Direct Control District.
- (2) The initial comprehensive **development permit** requires a decision by the Calgary Planning Commission.

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Access Requirements

- 12 The initial comprehensive ***development permit*** must include provisions for access from Plan 6778AW, Block 8 to Plan 6778AW, Block 7, including registration of an access right of way plan and easement, as required, to the satisfaction of the ***Development Authority***.