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 ________________________________
SCHEDULE B

DIRECT CONTROL DISTRICT

Purpose
1 This Direct Control District Bylaw is intended to:
   (a) provide for multi-residential development with support commercial multi-residential uses; and
   (b) allow additional discretionary use of a medical clinic on the ground floor of a building.

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 Multi-Residential – Medium Profile Support Commercial (M-X2) District of Bylaw 1P2007 are the permitted uses in this Direct Control District.

Discretionary Uses
5 The discretionary uses of the Multi-Residential – Medium Profile Support Commercial (M-X2) District of Bylaw 1P2007 are the discretionary uses in this Direct Control District with the addition of:

(a) Medical Clinic.

Bylaw 1P2007 District Rules
6 Unless otherwise specified, the rules of the Multi-Residential – Medium Profile Support Commercial (M-X2) District of Bylaw 1P2007 apply in this Direct Control District.

Use Area for Medical Clinic
7 The maximum use area for a Medical Clinic is 300.00 square metres.

Floor Area Ratio
8 The maximum floor area ratio is 2.0.

Density
9 The maximum density is 175 units per hectare.

Relaxations
10 The Development Authority may relax the rules contained in Sections 6, 7 and 9 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.