

**BYLAW NUMBER 136D2016**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT LOC2013-0094)**

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**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 \_\_\_\_\_, 2016.

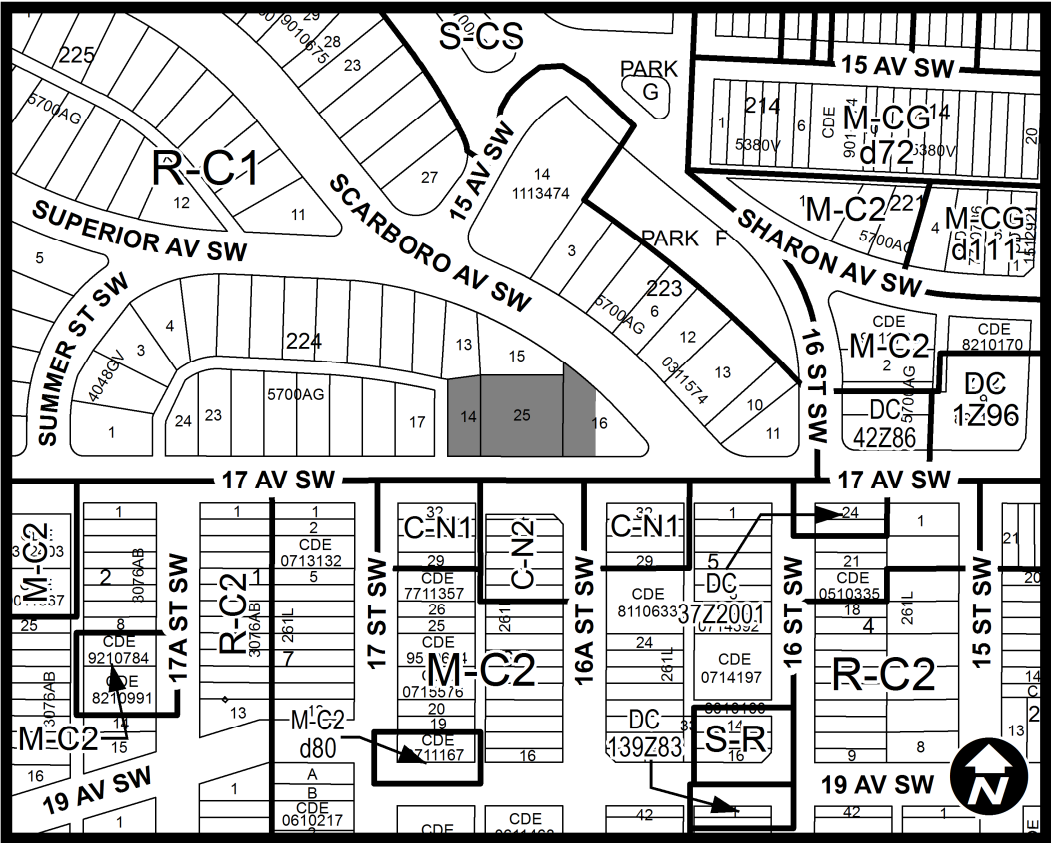
READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

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MAYOR  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

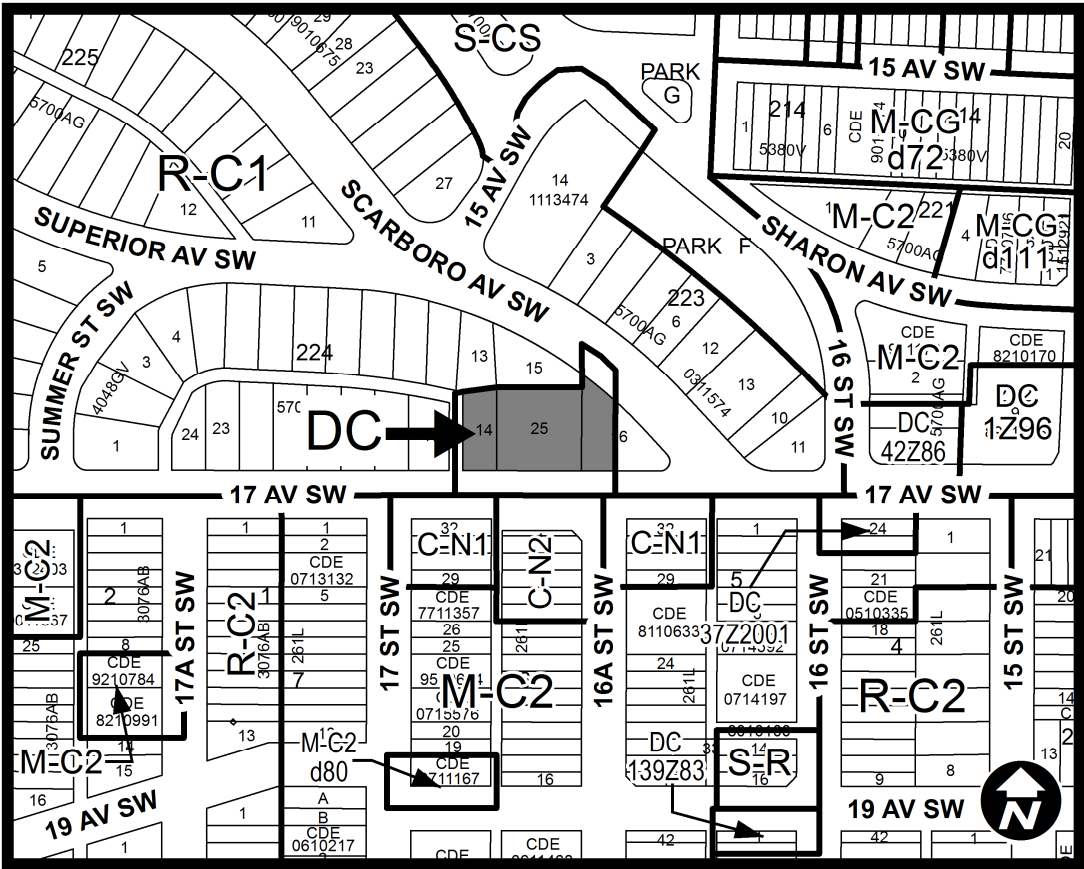
\_\_\_\_\_  
CITY CLERK  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

SCHEDULE A



PROPOSED

SCHEDULE B



DC DIRECT CONTROL DISTRICT

**Purpose**

- 1 This Direct Control District is intended to:
- (a) provide for **Multi-Residential Development** of medium height and medium **density**;
  - (b) provide for **units** with a separate direct entry from **grade**;
  - (c) be in close proximity or adjacent to low density residential **development**; and

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- (d) provide for **density** and setbacks designed in a manner that is respectful of, and appropriately responds to, the neighbourhood context.

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

**Discretionary Uses**

- 5 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 with the exclusion of:

- (a) **Addiction Treatment;**
- (b) **Bed and Breakfast;**
- (c) **Custodial Care;**
- (d) **Place of Worship – Medium; and**
- (e) **Place of Worship – Small.**

**Bylaw 1P2007 District Rules**

- 6 Unless otherwise specified, the rules of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 apply in this Direct Control District.

**Floor Area Ratio**

- 7 The maximum **floor area ratio** is 2.0.

**Setback Areas**

- 8 The depth of all **setback areas** must be equal to the minimum **building setback** required in section 9.

**Building Setbacks**

- 9 (1) For the purposes of the subsections below, **building setback** excludes any portion of a **landscaped area** or **amenity space** that is located above a parking structure.
- (2) The minimum **building setback** from a **property line** shared with 17 Avenue SW is 2.0 metres.
- (3) The minimum **building setback** from a **property line** shared with a **lane** is 7.0 metres.

- (4) The minimum **building setback** from a **property line** shared with Scarborough Avenue SW is 9.0 metres.
- (5) The minimum **building setback** from a **property line** shared with a **low density residential district** is 2.5 metres.
- (6) In all other cases the minimum **building setback** is 0.0 metres.

#### **Building Height and Cross-section**

- 10 (1) Unless specified in subsection (2), all requirements of Section 604 of Land Use Bylaw 1P2007 apply.
- (2) All **building height** and cross section measurements for **Multi-Residential Development** are to be in reference to **average grade**.

#### **Motor Vehicle Parking Stall Requirements**

- 11 (1) Unless specified in subsection (2), all requirements of Part 3, Division 6 of Land Use Bylaw 1P2007 apply.
- (2) For **Multi-Residential Development**, the minimum number of **visitor parking stalls** is 6.

#### **Required Loading Stall**

- 12 There is no requirement for a **loading stall**.