

BYLAW NUMBER 38D2016

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2015-0101)**

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;

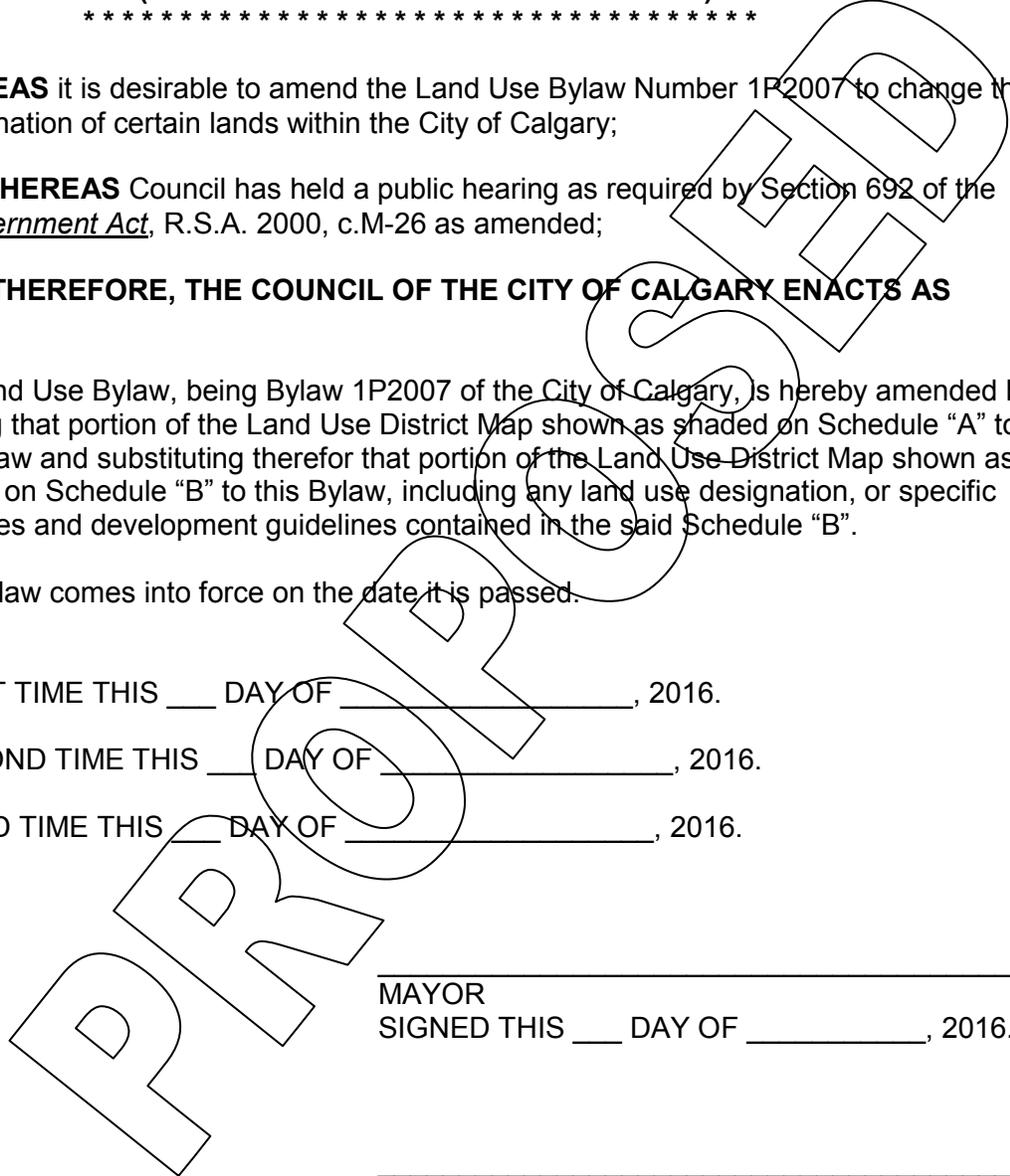
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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.

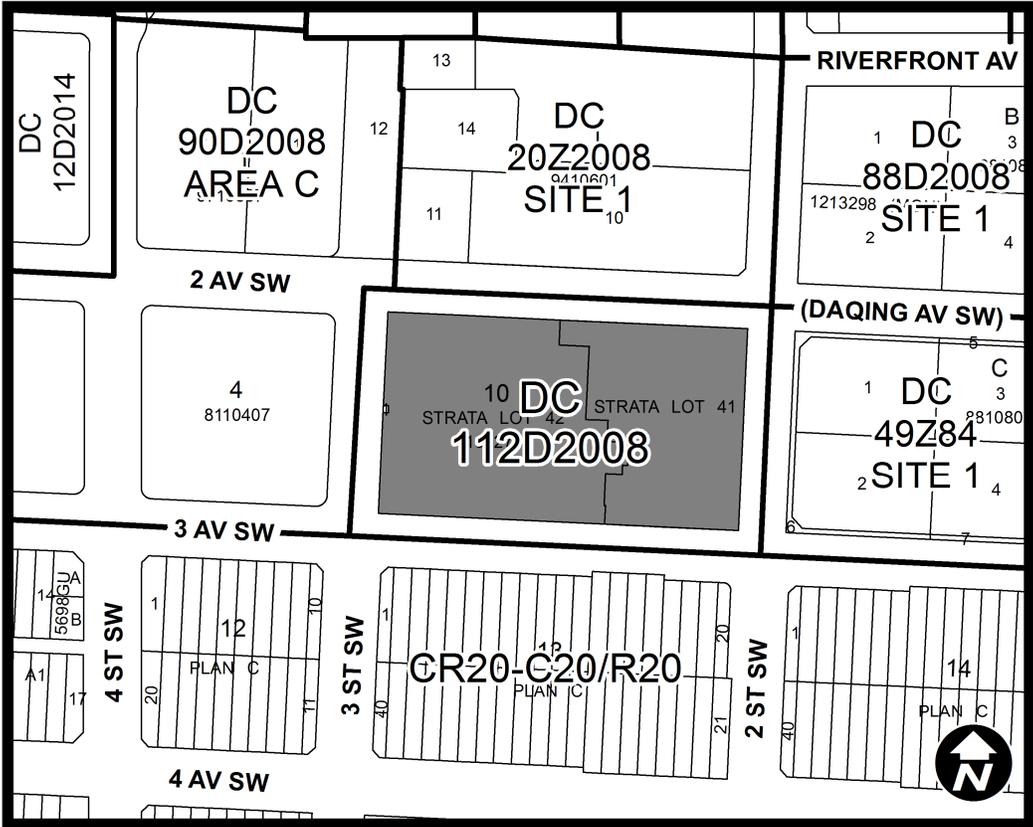
READ A THIRD TIME THIS ___ DAY OF _____, 2016.



MAYOR
SIGNED THIS ___ DAY OF _____, 2016.

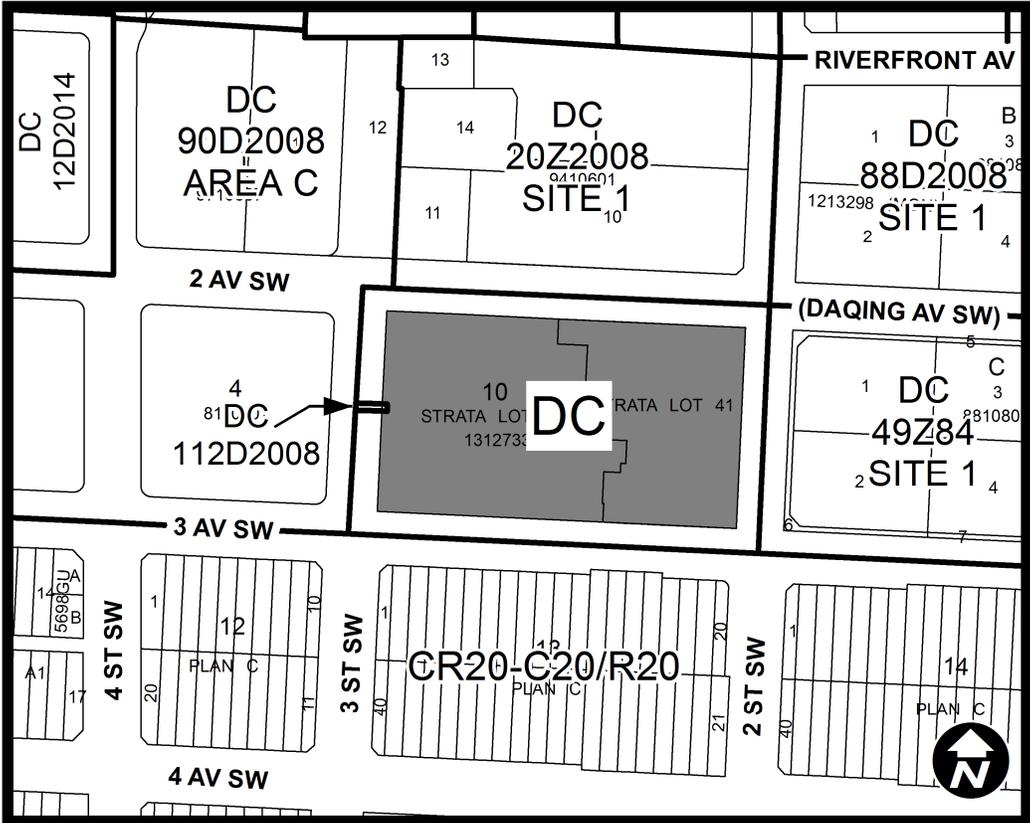
CITY CLERK
SIGNED THIS ___ DAY OF _____, 2016.

SCHEDULE A



PROPOSED

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to provide:
 - (a) a mix of **uses** within the Eau Claire Community;
 - (b) intensive high-rise, high-density **developments** where intensity is measured by **floor area ratio**;
 - (c) **developments** that are pedestrian-oriented at **grade** and provide a high quality public realm; and

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- (d) a maximum base **density** with incentive **density** over and above base **density** to achieve commercial residential mixed **use**, public benefit and amenities within the same community.

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** in this Direct Control District are the **permitted uses** of the Commercial Residential District (CR20-C20/R20).

Discretionary Uses

- 5 The **discretionary uses** in this Direct Control District are the **discretionary uses** of the Commercial Residential District (CR20-C20/R20).

Bylaw 1P2007 Rules

- 6 Unless otherwise specified, the rules of the Commercial Residential District (CR20 C20/R20) of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7 The maximum **floor area ratio**:
- (a) is 3.0;
 - (b) may be increased in accordance with the incentive provisions contained in Part 13, Division 3, of the Land Use Bylaw 1P2007; and
 - (c) must not exceed 14.0 **floor area ratio**.

Motor Vehicle Parking Stalls

- 8 (1) Unless otherwise referenced in subsection (2), the maximum number of **motor vehicle parking stalls** for **developments** is the requirement referenced in Part 13, Division 2 of Land Use Bylaw 1P2007.
- (2) The **motor vehicle parking stalls** approved for Development Permit 2009-3252 are deemed to conform to the parking requirements of this Direct Control District Bylaw.

Floor Plate Restrictions

- 9 Each floor of a **building** located partially or wholly above 36.0 metres above **grade** and containing **Assisted Living, Dwelling Units** or **Live Work Units** must have a maximum horizontal dimension of 44.0 metres, and a maximum **floor plate area** of 930.0 square metres.