

BYLAW NUMBER 44D2013

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2012-0025)

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;

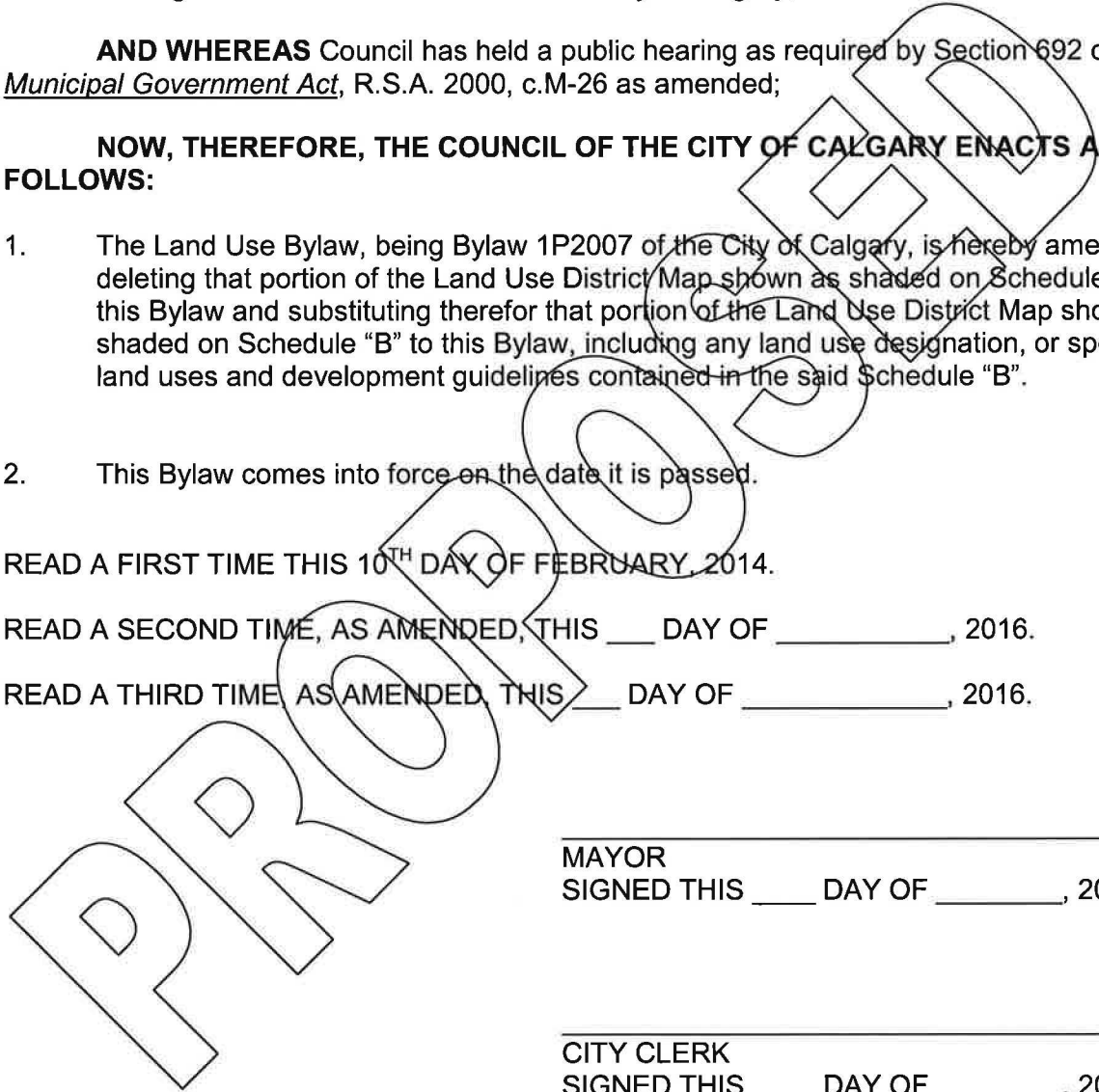
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 10TH DAY OF FEBRUARY, 2014.

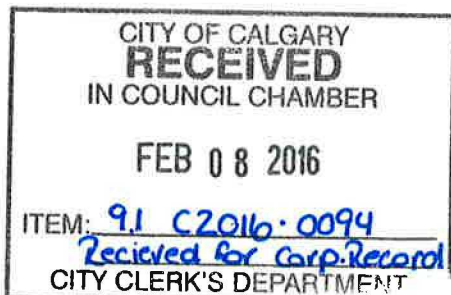
READ A SECOND TIME, AS AMENDED, THIS ___ DAY OF _____, 2016.

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



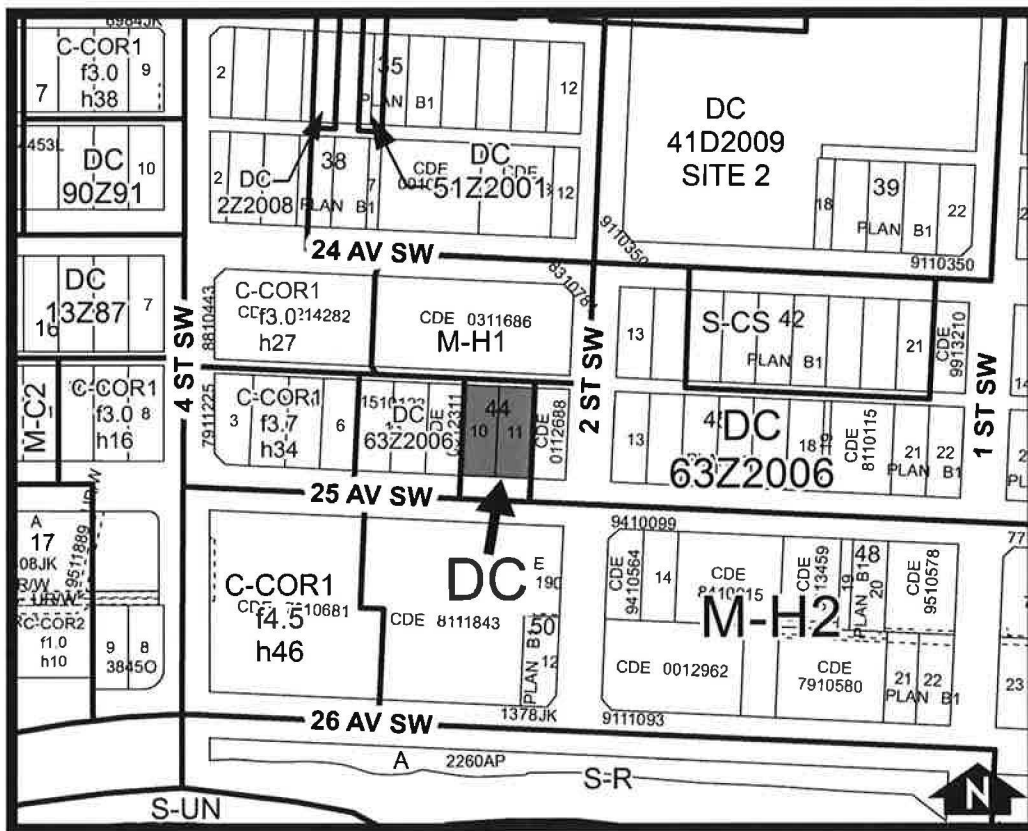
MAYOR
SIGNED THIS ___ DAY OF _____, 2016.

CITY CLERK
SIGNED THIS ___ DAY OF _____, 2016.



PROPOSED

SCHEDULE B



DC Guidelines

Purpose

- 1 This Direct Control District is intended to:
 - (a) increase the height and floor area ratio on the site; and
 - (b) provide a bonus incentive to off-set the increase in floor area ratio.

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- (3) Every square metre of floor area above 15 metres in height must provide a financial contribution to The City under the following formula:

Incentive gross floor area (square metres) = contribution amount (\$) / \$455.00.

- (4) The City may use the financial contribution referenced in subsection (3) solely for the development, enhancement or upgrading of the public realm within the Mission community.
- (5) Where a *parcel* shares a *property line* with a *lane*, the maximum *building height* referenced in subsection (1) or (2) is reduced to 10.0 metres measured from *grade* within 6.0 metres of that shared *property line*.
- (6) Where a *parcel* shares a *property line* with a *street* or a *parcel* designated as a M-C2, M-2, M-H1, M-H2, M-H3, or M-X2 District, the maximum *building height* referenced in subsections (1) or (2) is reduced to 10.0 metres measured from *grade* within 4.0 metres of that shared *property line*.
- (7) Where a *parcel* shares a *property line* with a *parcel* designated as a commercial, industrial or special purpose district, the maximum *building height* referenced in subsection (1) or (2) is reduced to 10.0 metres measured from *grade* within 1.2 metres of that shared *property line*.
- (8) The rules in subsections (5), (6), and (7) may be relaxed by the *Development Authority* provided the test for relaxation in Bylaw 1P2007 is met.

Financial Contribution

- 9 If a financial contribution is triggered under both sections 7 and 8 of this Direct Control District, the Developer must only pay the greater of the two financial contributions

PROPOSED