

BYLAW NUMBER 129D2015

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2015-0003)**

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 _____, 2015.

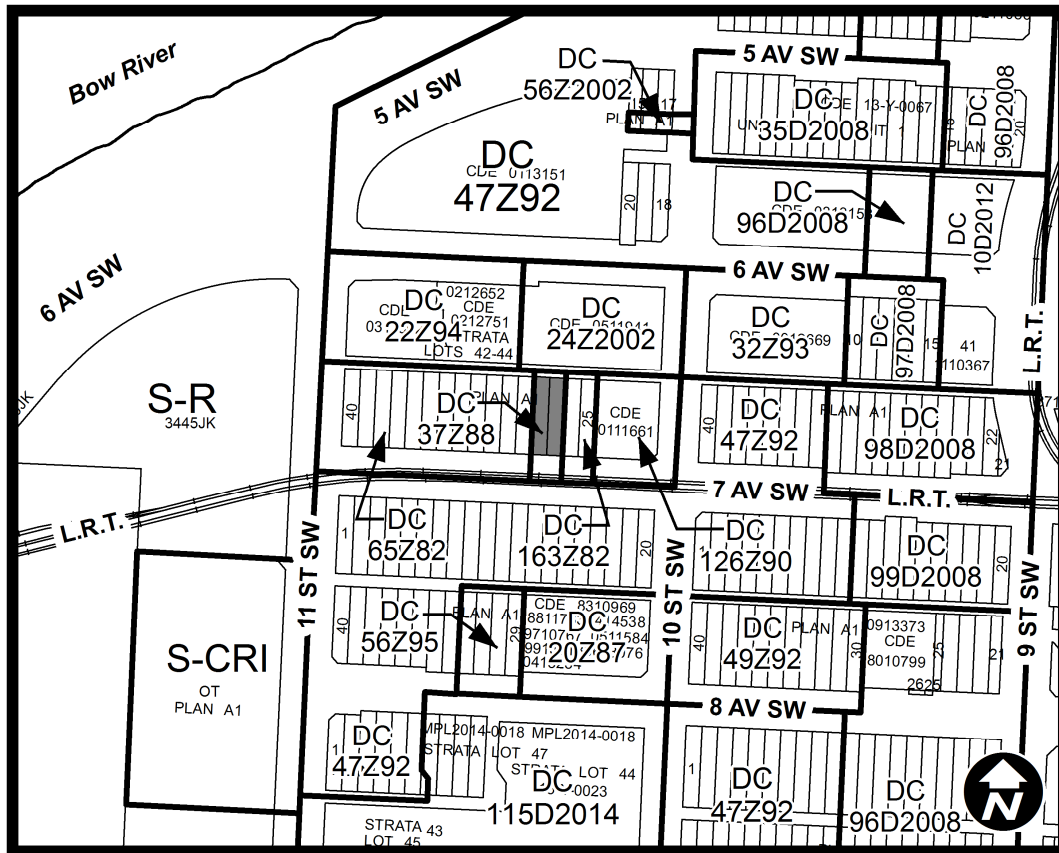
READ A SECOND TIME THIS ____ DAY OF _____, 2015.

READ A THIRD TIME THIS ____ DAY OF _____, 2015.

MAYOR
SIGNED THIS ____ DAY OF _____, 2015.

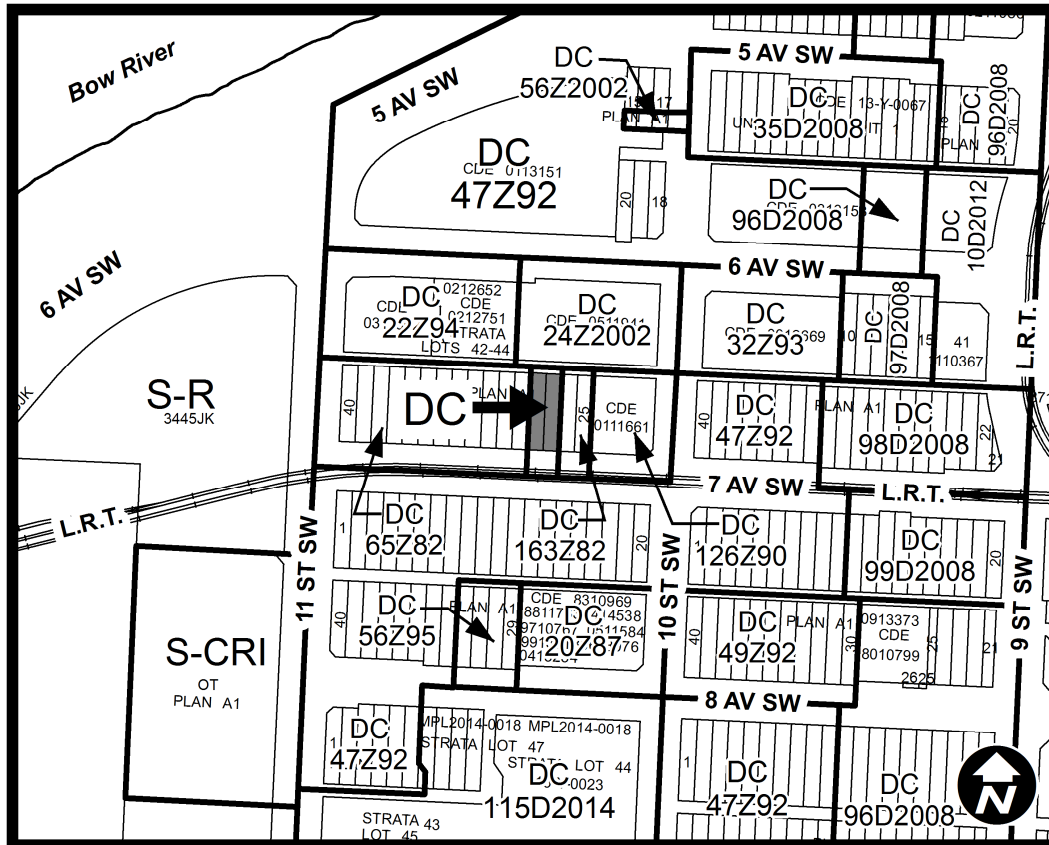
CITY CLERK
SIGNED THIS ____ DAY OF _____, 2015.

SCHEDULE A



PROPOSED

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to:
- (a) provide for high density **Multi-Residential Development** on a small infill *parcel* directly adjacent to a LRT Station;
 - (b) provides a **building** form that is LRT platform oriented.
 - (c) provide primarily residential with a limited range of support commercial **uses**.

PROPOSED

**AMENDMENT LOC2015-0003
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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 Centre City Multi-Residential High Rise Support Commercial District (CC-MHX) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5** The **discretionary uses** of the Centre City Multi-Residential High Rise Support Commercial District (CC-MHX) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 6** Unless otherwise specified, the rules of the Centre City Multi-Residential High Rise Support District (CC-MHX) of Bylaw 1P2007 apply in this Direct Control District.

Density

- 7** The maximum **floor area ratio** is:
- (a) 7.0; or
 - (b) 7.0, plus the **gross floor area** of **units** and the **gross floor area** of **Hotel** guest rooms, up to a maximum **floor area ratio** of 8.6.

Setback Area

- 8** There is no requirement for a **front setback area**, **rear setback area** or **side setback area** in this Direct Control District.

Landscaping

- 9** There is no minimum requirement for **landscaped area** in this Direct Control District.