

BYLAW NUMBER 95D2015

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2014-0033)**

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.

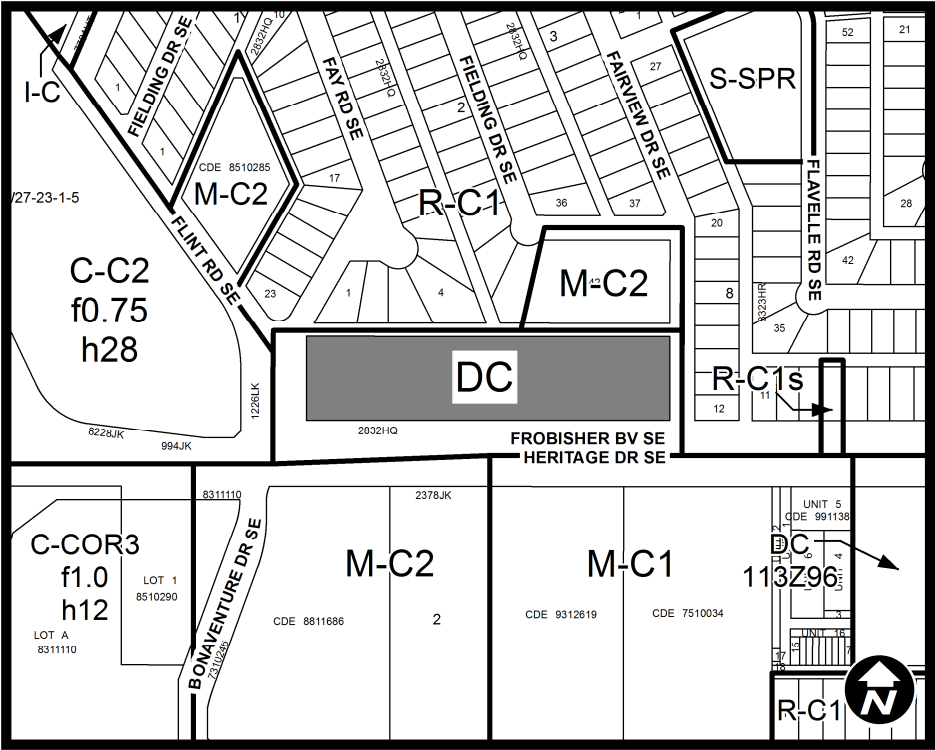
MAYOR
SIGNED THIS ____ DAY OF _____, 2015.

CITY CLERK
SIGNED THIS ____ DAY OF _____, 2015.

The map displays a section of the City of St. Louis, Missouri, with various zoning districts and property lots. Key features include:

- Streets:** I-C, FIELDING DR SE, FAY RD SE, FLINT RD SE, FROBISHER BV SE, HERITAGE DR SE, S-SPR, FLAVELLE RD SE, BOYADVENTURE DR SE, FAIRVIEW DR SE.
- Zoning Districts:** C-C2, f0.75, h28, C-COR3, f1.0, h12, M-C2, R-C1, R-C1s, R-C1.
- Lots and Codes:**
 - LOT 1 8510290
 - LOT A 8311110
 - UNIT 5 CDE 991138
 - CDE 8510285
 - CDE 8816886
 - CDE 9312619
 - CDE 7510034
 - 2632HQ
 - 1226LK
 - 994JK
 - 6228JK
 - 8311110
 - 2378JK
 - 113Z96
- Other Labels:** I-C, S-SPR, FLAVELLE RD SE, FAIRVIEW DR SE, FIELDING DR SE, FAY RD SE, FLINT RD SE, FROBISHER BV SE, HERITAGE DR SE, BOYADVENTURE DR SE.
- North Arrow:** Located in the bottom right corner, pointing upwards.

SCHEDULE B



PROPOSED

DC DIRECT CONTROL DISTRICT

Purpose:

- 1 This Direct Control District is intended to:
 - (a) provide for an increase in **building height**; and
 - (b) ensure the **building height** cross section is proportional to the height increase.

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.

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 2.5.

Building Height

- 8 (1) Unless otherwise referenced in subsection (2) the maximum **building height** is 18.0 metres.
- (2) Where a **parcel** shares a **property line** with a **parcel** designated with a **low density residential district** or M-CG District, the maximum **building height**;
 - (a) is 11.0 metres measured from **grade** at the shared **property line**; and
 - (b) increases proportionately to a maximum of 18.0 metres measured from **grade** at a distance of 5.0 metres from the shared **property line**.
- (3) Where a **parcel** shares a **property line** with a **street**, the maximum **building height** is:

- (a) 12.0 metres measured from **grade** within 3.0 metres of the shared **property line**; and
 - (b) 18.0 metres measured from **grade** at a distance greater than 3.0 metres from the shared **property line**.
- (4) The maximum area of a horizontal cross section through a **building** at 18.0 metres above **average grade** must not be greater than 40.0 per cent of the maximum area of a horizontal cross section through the **building** between **average grade** and 12.0 metres.

PROPOSED