

**BYLAW NUMBER 125D2015**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT LOC2014-0080)**

\*\*\*\*\*

**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.

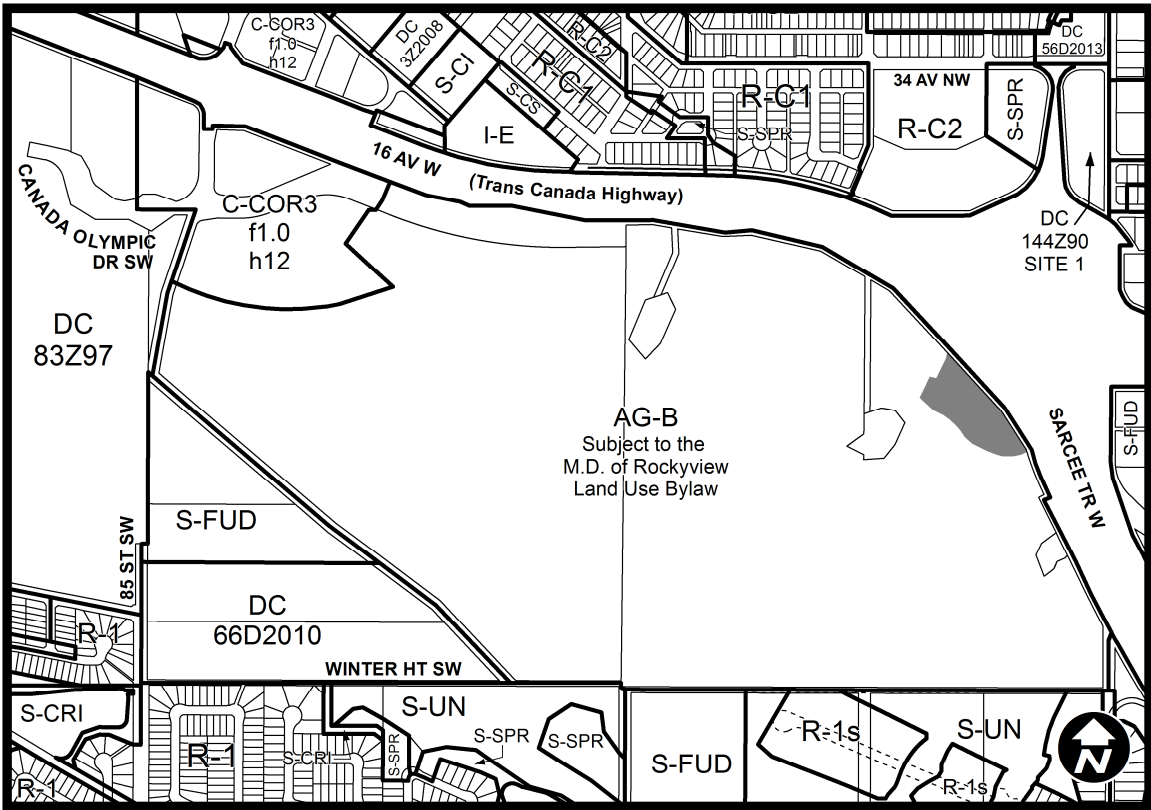
READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

\_\_\_\_\_  
MAYOR  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

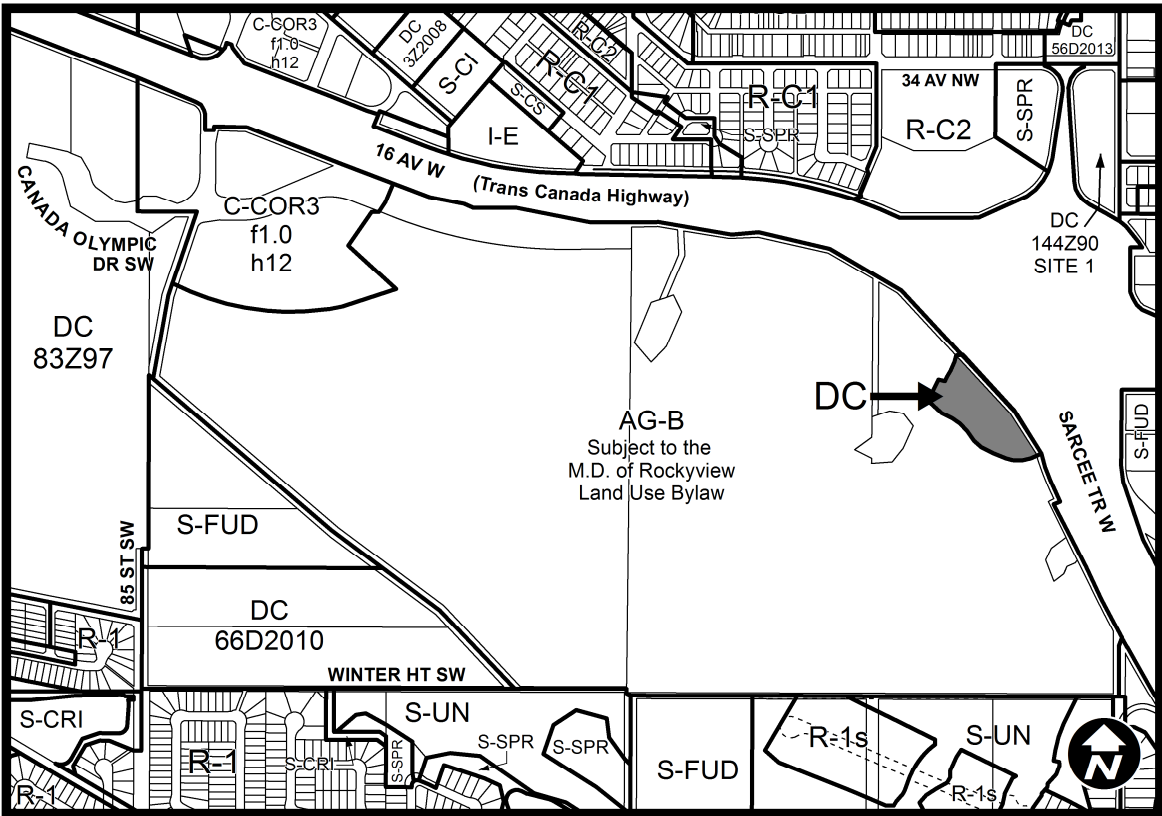
\_\_\_\_\_  
CITY CLERK  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

SCHEDULE A



PROPOSED

SCHEDULE B



PROPOSED

## DC DIRECT CONTROL DISTRICT

### Purpose

- 1 This Direct Control District is intended to provide:
- (a) small to mid-scale commercial **developments**;
  - (b) **developments** located along a commercial **street**;
  - (c) one or more commercial **uses** within a **building**;
  - (d) pedestrian connections for the public sidewalk to and between the **buildings**;
  - (e) **building** location, **setback areas**, and landscaping that limit the effect of commercial **uses** on nearby residential districts; and
  - (f) for stand-alone **Multi-Residential Development** and **Office uses**.

### 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 the 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 Commercial-Community 1 (C-C1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

### Discretionary Uses

- 5 The **discretionary uses** of the Commercial-Community 1 (C-C1) District of Bylaw 1P2007 are the **discretionary uses** in this District Control District with the addition of:

- (a) **Multi-Residential Development.**

### Bylaw 1P2007 District Rules

- 6 Unless otherwise specified:
- (a) for **Multi-Residential Development**, the rules of the Multi-Residential-Medium Profile (M-2) District of Bylaw 1P2007 apply in this Direct Control District, and
  - (b) for all other **uses**, the rules of the Commercial-Community 1 (C-C1) District of Bylaw 1P2007 apply in this Direct Control District.

### Density

- 7 There is no minimum or maximum **density** in this Direct Control District.

**Floor Area Ratio**

8 The minimum ***floor area ratio*** in this Direct Control District is 0.26.

**Building Height**

9 (1) A maximum of one ***building*** in this Direct Control District may have a maximum ***building height*** of 50.0 metres.

(2) In all other cases, the maximum ***building height*** is 21.0 metres.

**Relaxations**

11 The ***Development Authority*** may relax any of the rules contained in this Direct Control District in accordance with Sections 31 and Section 36 of Bylaw 1P2007.

PROPOSED