

BYLAW NUMBER 86D2015

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2014-0195)**

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.

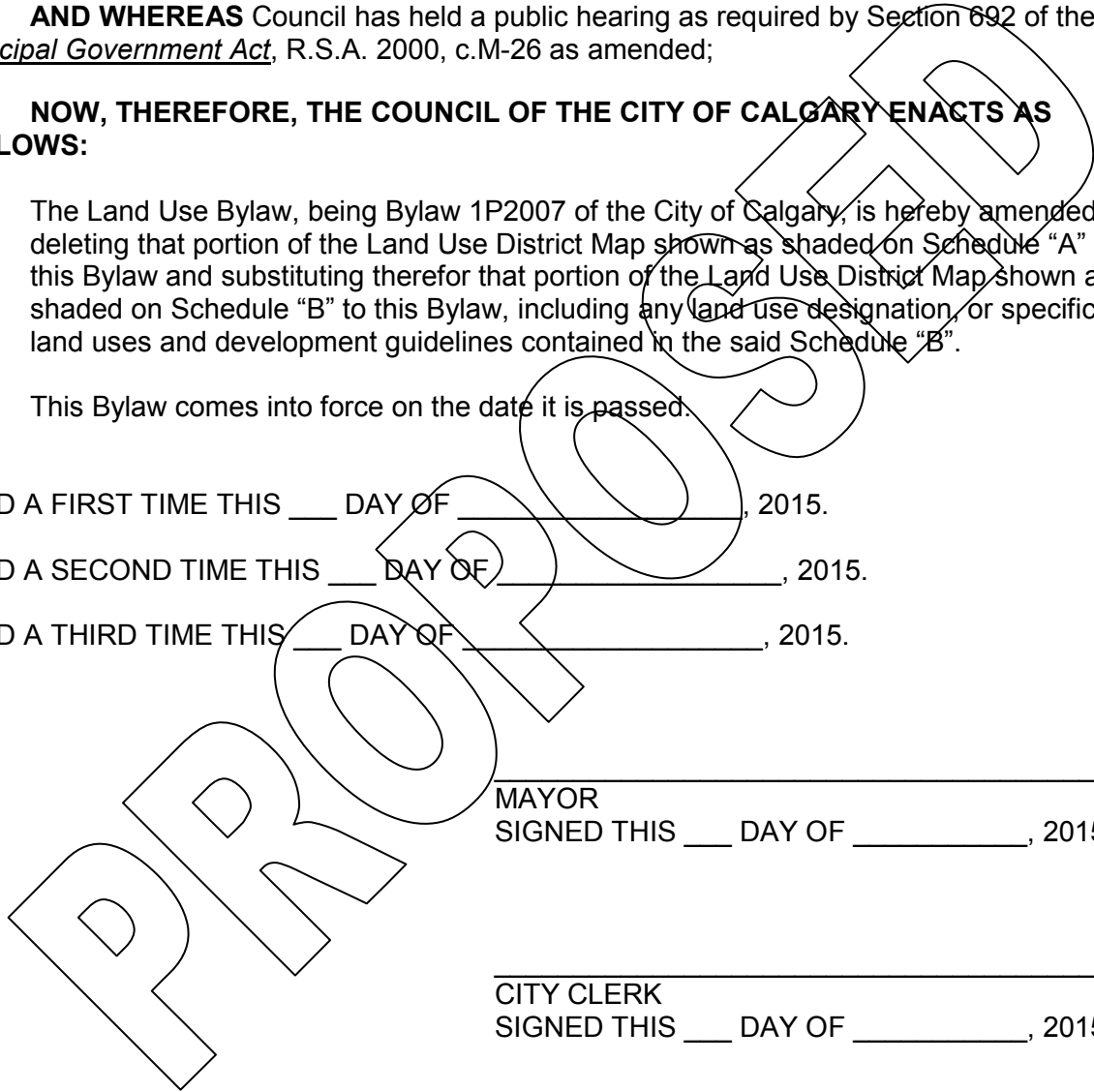
READ A FIRST TIME THIS ___ DAY OF _____, 2015.

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

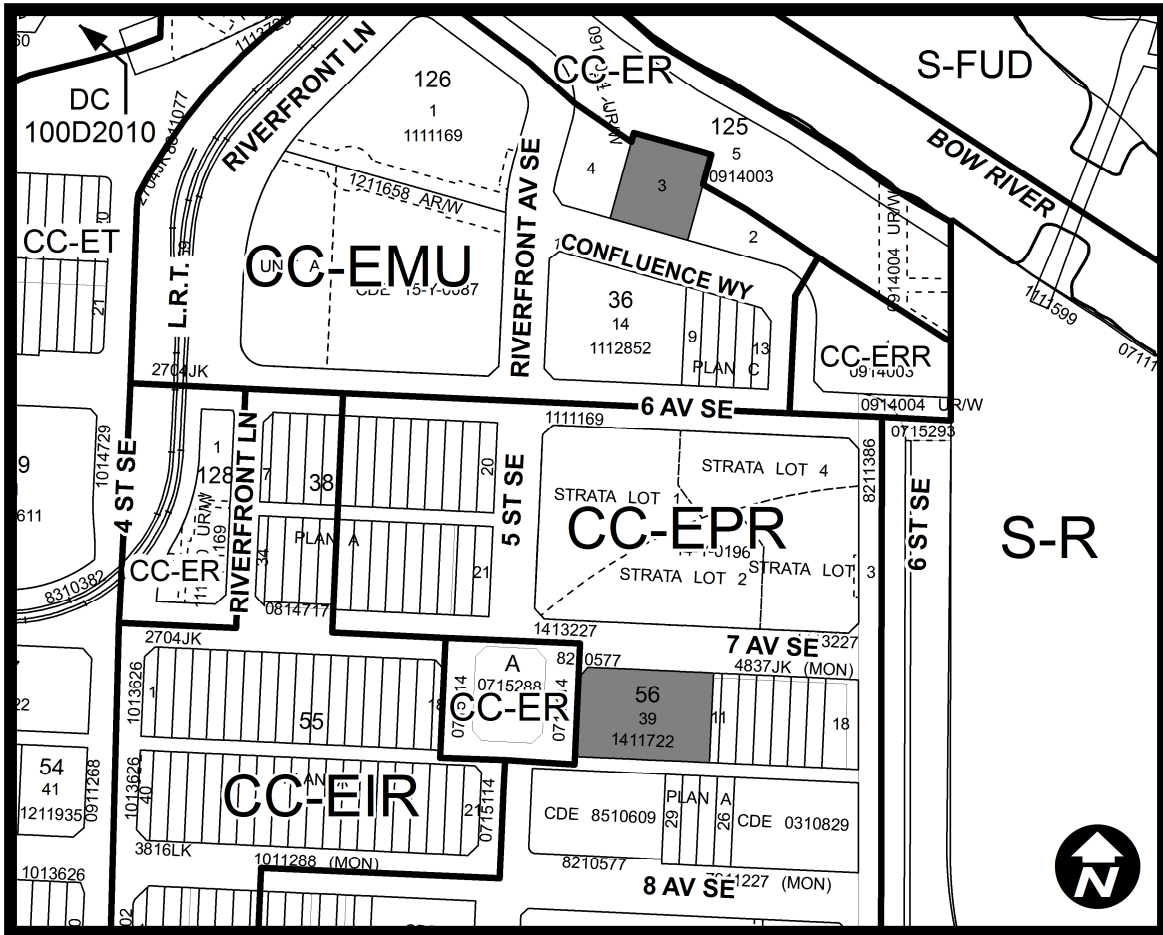
READ A THIRD TIME THIS ___ DAY OF _____, 2015.

MAYOR
SIGNED THIS ___ DAY OF _____, 2015.

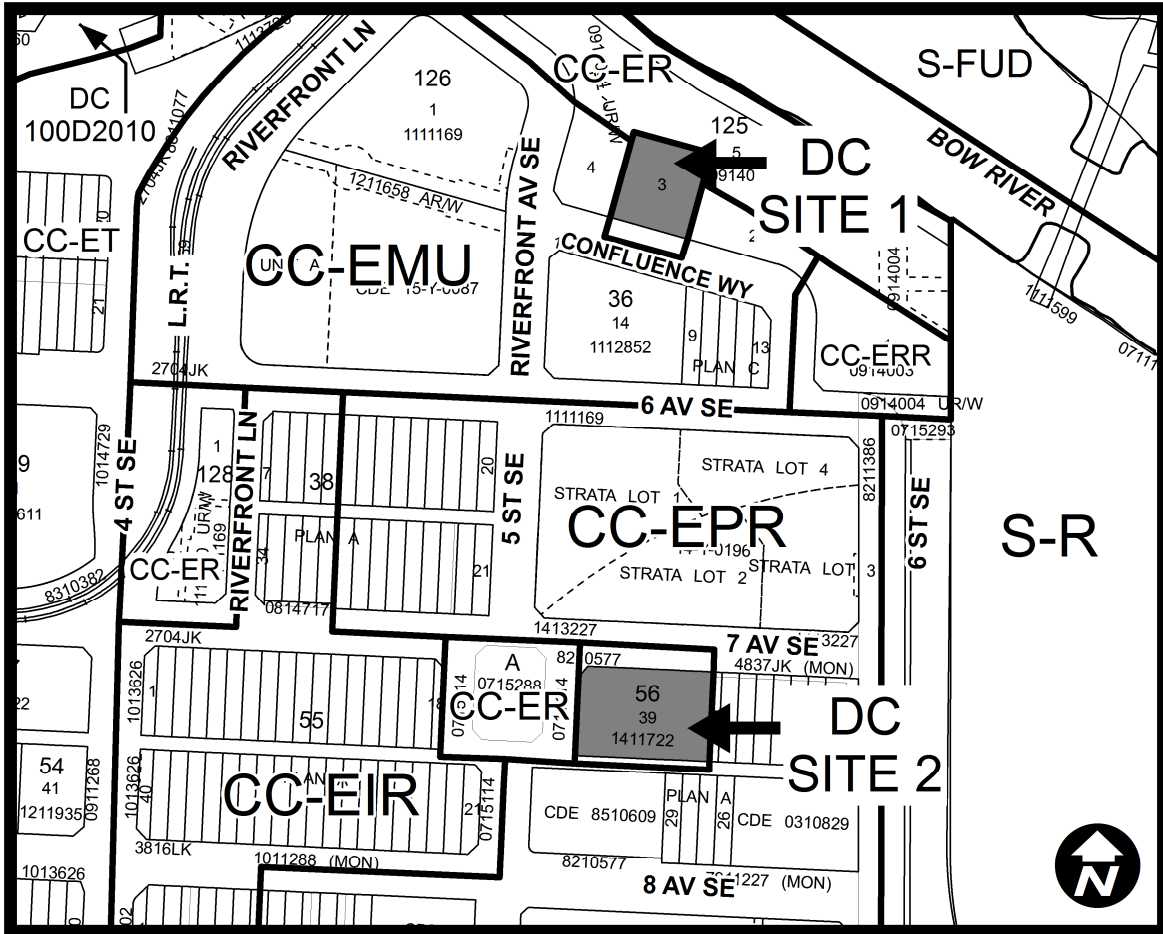
CITY CLERK
SIGNED THIS ___ DAY OF _____, 2015.



SCHEDULE A



SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to:
 - (a) Provide for additional residential **density** achieved through a heritage density transfer between the donor site (**Site 1**) and receiving site (**Site 2**).
 - (b) Provide for a mix of commercial and residential **uses**; and
 - (c) Provide a **building** form that is **street** oriented at **grade**

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Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3, 4 and 12 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.

Site 1

0.14 hectares ± (0.34 acres ±)

- 4 The provisions in sections 5 through 8 apply only to Site 1.

Permitted Uses

- 5 The **permitted uses** of the Centre City East Village Mixed Use District (CC-EMU) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 6 The **discretionary uses** of the Centre City East Village Mixed Use District (CC-EMU) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 7 Unless otherwise specified, the rules of the Centre City East Village Mixed Use District (CC-EMU) of Bylaw 1P2007 apply to Site 1.

Density

- 8 The maximum **floor area ratio** is 4.11.

Site 2

0.23 hectares ± (0.58 acres ±)

- 9 The provisions in sections 10 through 13 apply only to Site 2.

Permitted Uses

- 10 The **permitted uses** of the Centre City East Village Primarily Residential District (CC-EPR) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 11 The **discretionary uses** of the Centre City East Village Primarily Residential District (CC-EPR) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 12 Unless otherwise specified, the rules of the Centre City East Village Primarily Residential District (CC-EPR) of Bylaw 1P2007 apply.

Density

- 13 (1) The maximum **floor area ratio** is:

- (a) 9.19 for an **East Village – High Rise Building**;
- (b) 8.19 for an **East Village – Mid Rise Building**

(2) In this section, for the purpose of calculating **floor area ratio** for an **East Village – High Rise Building** the following **uses** must be excluded from the calculation to a cumulative maximum of 1.0 **floor area ratio**:

- (a) **Child Care Service;**
- (b) **Community Recreation Facility;**
- (c) **Indoor Recreation Facility;**
- (d) **Place of Worship – Small;**
- (e) **Protective and Emergency Service;**
- (f) **School – Private;**
- (g) **School Authority – School;**
- (h) **Service Organization;**
- (i) **Social Organization;** and
- (j) **Utilities.**

PROPOSED