

**BYLAW NUMBER 44D2015**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT LOC2013-0107)**

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**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.

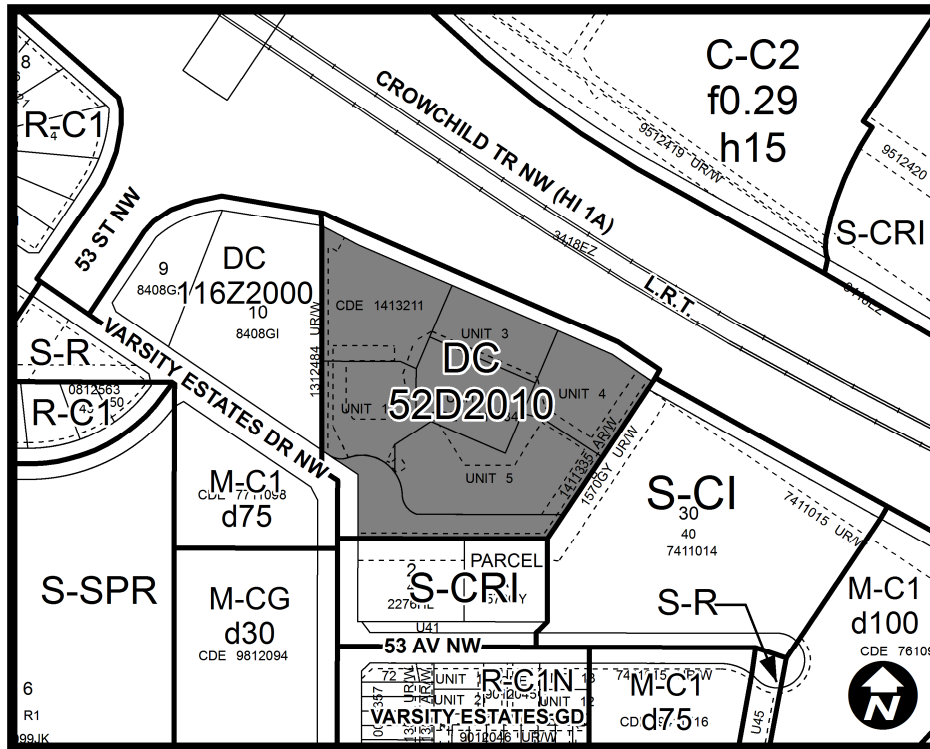
READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

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

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

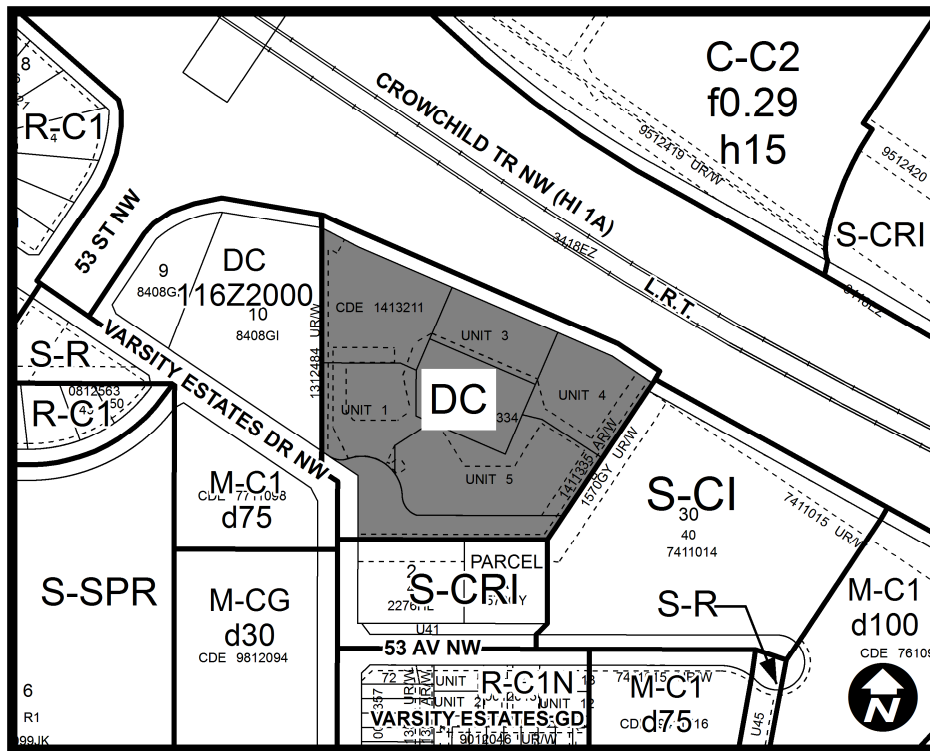
\_\_\_\_\_  
CITY CLERK  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

SCHEDULE A



PROPOSED

SCHEDULE B



**DC DIRECT CONTROL DISTRICT**

**Purpose**

**1** This Direct Control District is intended to:

- (a) Implement the policies of the Varsity Land Use Study approved by resolution of Council in 2007 on the subject **parcel**; and
- (b) Accommodate primarily residential **development** with support commercial retail and **Medical Clinic uses** to serve local residents.

**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.

PROPOSED

**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 – High Density Medium Rise (M-H2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

**Discretionary Uses**

- 5 The **discretionary uses** of the Multi-Residential – High Density Medium Rise (M-H2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District:

- (a) with the addition of:
  - (i) **Medical Clinic.**
- (b) with the exclusion of:
  - (i) **Addiction Treatment;**
  - (ii) **Custodial Care;**
  - (iii) **Home Occupation – Class 2; and**
  - (iv) **Sign – Class E.**

**Bylaw 1P2007 District Rules**

- 6 Unless otherwise specified, the rules of the Multi-Residential – High Density Medium Rise (M-H2) District of Bylaw 1P2007 apply in this Direct Control District.

**Maximum Floor Area Ratio**

- 7 This maximum **floor area ratio** is 3.0.

**Density**

- 8 The maximum **density** is 230 **units** per hectare.

**Landscaping**

- 9 A minimum of 40 per cent of the **parcel** area shall be **landscaped area** at **grade**.

**Building Height**

- 10 The maximum **building height** is 38.5 metres.