

**BYLAW NUMBER 32D2015**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT LOC2013-0063)**

\*\*\*\*\*

**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.

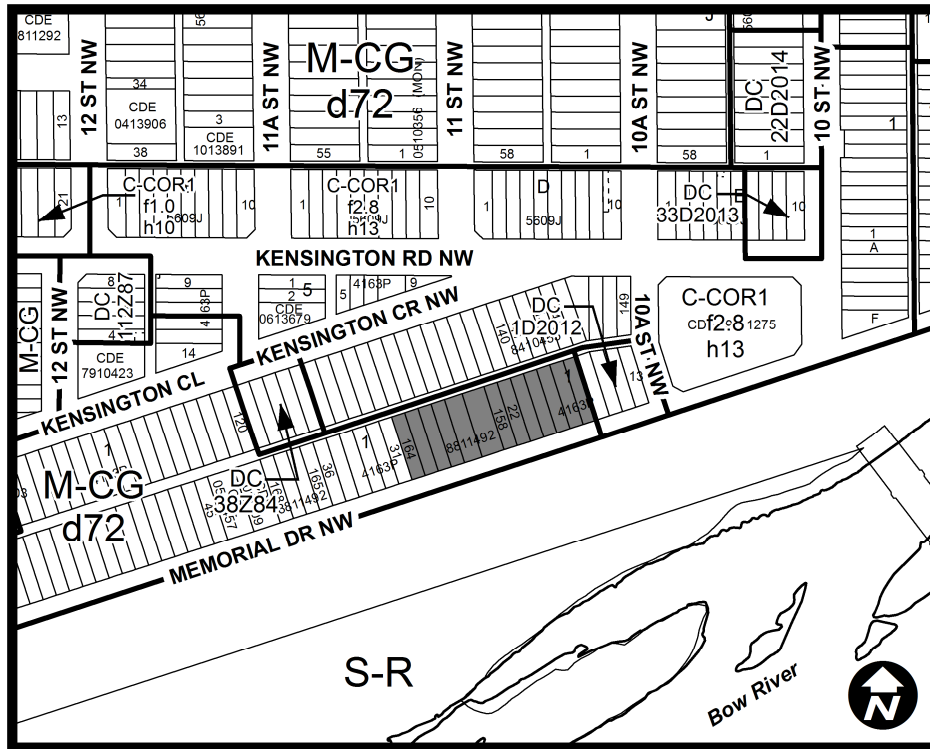
READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

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

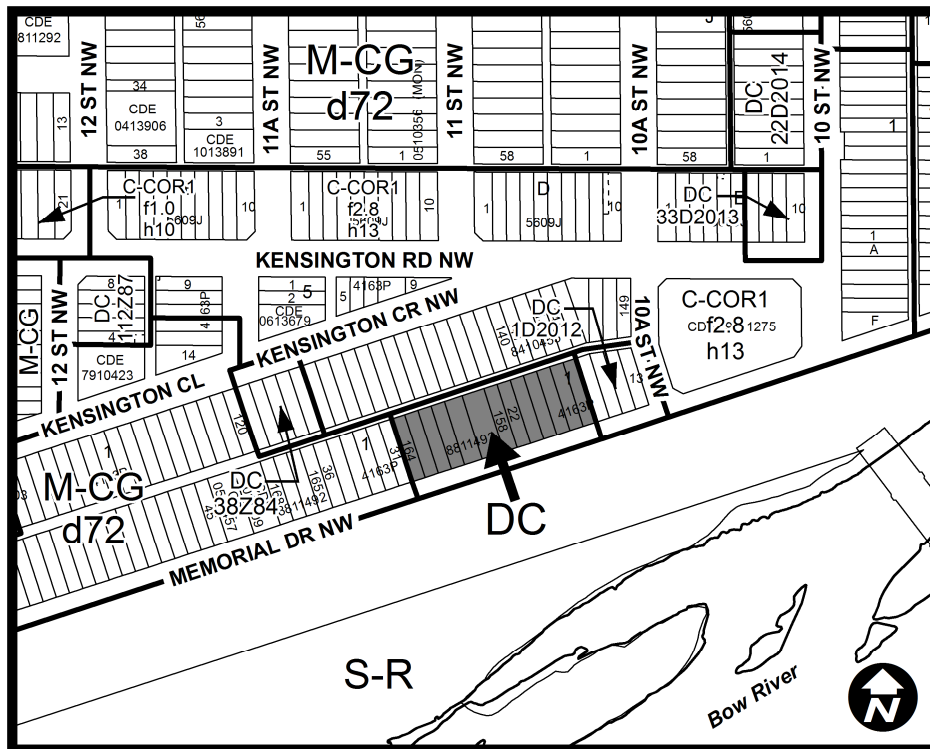
\_\_\_\_\_  
MAYOR  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

\_\_\_\_\_  
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 a street oriented **Multi-Residential Development** of medium height and medium **density**;
- (b) include the purpose statements of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007; and,
- (c) implement a site specific heritage density incentive for the legal protection of two heritage **buildings** situated on a separate site.

**AMENDMENT LOC2013-0063  
BYLAW NUMBER 32D2015**

**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.

**General Definitions**

- 4 In this Direct Control District, "**Municipal Historic Resource**" means a **building** or **parcel** designated, by bylaw, as a historical resource through the *Historical Resources Act R.S.A. 2000 c. H-9*.

**Permitted Uses**

- 5 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**

- 6 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**

- 7 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**

- 8 (1) Unless otherwise referenced in subsection (2), the maximum **floor area ratio** is 0.72.
- (2) The **floor area ratio** may be increased to a maximum of 2.5 if the following two density bonus amenities are provided:
- (a) a contribution to the Hillhurst/Sunnyside Park Improvement Fund, or any other fund established in the Hillhurst/Sunnyside Area Redevelopment Plan at the time of the Development Permit application, such that:
- (i) Cash Contribution Amount = Cash Contribution Rate x Total Floor Area in square metres above the **floor area ratio** of 0.72.
- (ii) For the purposes of this Direct Control District, the Cash Contribution Rate means \$17.85 per square metre based on the Statistics Canada Consumer Price Index for Calgary in 2014.
- (b) the designation of both the following two **buildings** as **Municipal Historic Resources**:
- (i) The "Smith (Cozzubbo) Residence" located at 207 10 A Street NW and legally described as a portion of Lots 5 to 10, Block D, Plan 5609 J; and,

- (ii) The “Arnell Block” located at 1122 Kensington Road NW and legally described as a portion of Lots 5 to 10, Block D, Plan 5609 J.

**At Grade Orientation of Units**

**9** All **units** in a **Multi-Residential Development** that front onto Memorial Drive NW and that are located on the floor closest to **grade** must have:

- (a) an individual, separate, direct access to **grade**; and,
- (b) an entrance that is visible from the **street** that the **unit** faces.