

BYLAW NUMBER 19D2014

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2013-0023)**

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 ____, 2014.

READ A SECOND TIME THIS ____ DAY OF ____, 2014.

READ A THIRD TIME THIS ____ DAY OF ____, 2014.

MAYOR
SIGNED THIS ____ DAY OF ____, 2014.

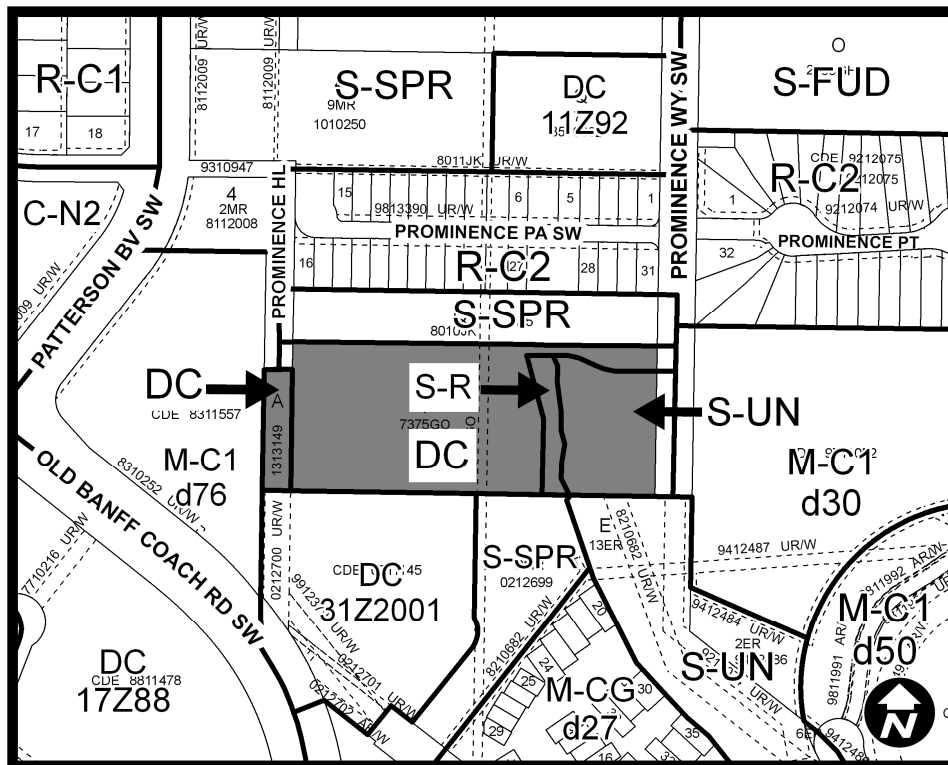
CITY CLERK
SIGNED THIS ____ DAY OF ____, 2014.

SCHEDULE A



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SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to accommodate an **Assisted Living and Residential Care Facility** within a **Developed Area**.

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.

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Reference to Bylaw 1P2007

- 3 Within this Direct Control Bylaw, 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 following *uses* are *permitted uses* in this Direct Control District:

- (a) **Sign – Class A;**
- (b) **Park; and**
- (c) **Utilities.**

Discretionary Uses

- 5 The following *uses* are *discretionary uses* in this Direct Control District:

- (a) **Assisted Living;**
- (b) **Residential Care;**
- (c) **Sign – Class B;**
- (d) **Sign – Class C;**
- (e) **Sign – Class D; and**
- (f) **Sign – Class E.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified in this Direct Control District, the rules of 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 1.40.

Units

- 8 The maximum cumulative number of *units* in **Dwelling Units** for **Assisted Living** and residential care rooms in **Residential Care** is 180.

Setback Area

- 9 The minimum depth of all *setback areas* must be equal to the minimum *building setback* required in Section 10 of this Direct Control District Bylaw.

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Building Setbacks

10 The minimum ***building setback*** is:

- (a) 70 metres from the east ***property line***;
- (b) 1.2 metres from the west ***property line***;
- (c) 10 metres from the north ***property line***; and
- (d) 5 metres from the south ***property line***.

Landscaped Areas

- 11** (1) Any part of the ***parcel*** used for ***motor vehicle access, motor vehicle parking stalls, loading stalls*** and garbage or recycling facilities must not be included in the calculation of a ***landscaped area***.
- (2) A minimum of 38.0 per cent of the area of a ***parcel*** must be a ***landscaped area***.
- (3) The maximum ***hard surfaced landscaped area*** must be 60.0 per cent of the required ***landscaped area***.

Building Height

12 The maximum ***building height*** is 16.0 metres.