PROPOSED

C2017-1122
ATTACH 2

BYLAW NUMBER 298D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2015-0042)**
*** ***

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 _____, 2017.

READ A SECOND TIME THIS ___ DAY OF _____, 2017.

READ A THIRD TIME THIS ___ DAY OF _____, 2017.

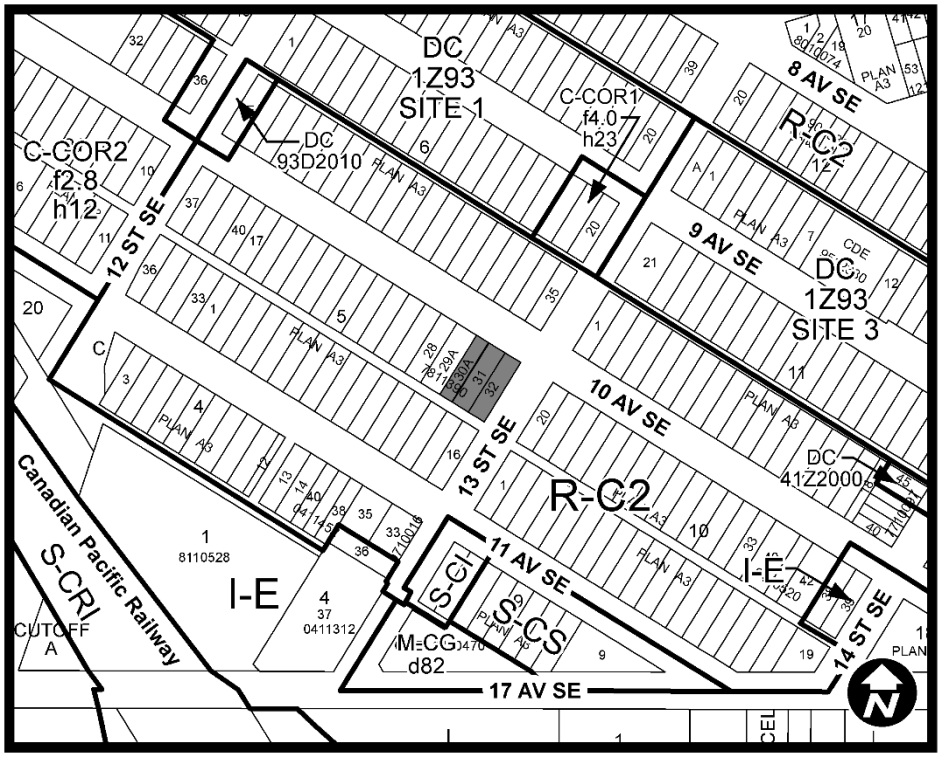
_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
CITY CLERK
SIGNED THIS ___ DAY OF_____, 2017.

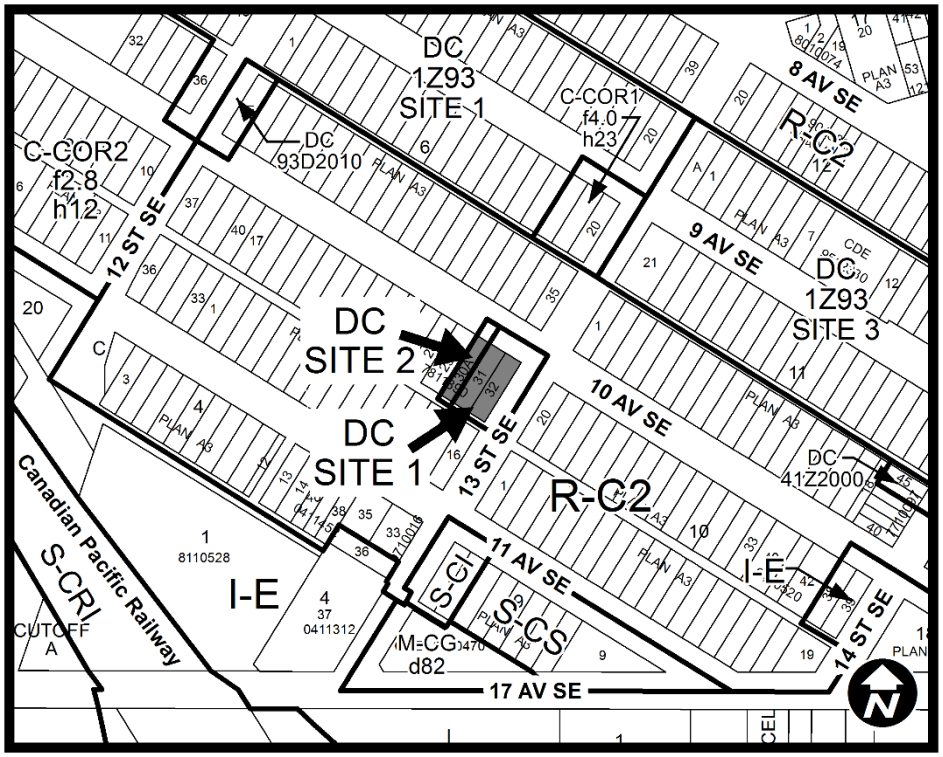
PROPOSED

AMENDMENT LOC2015-0042
BYLAW NUMBER 298D2017

SCHEDULE A



SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to:

(a) allow for the preservation of the Sevenoaks Court ***building*** which is a Historic Resource on the Calgary Heritage Authority's Inventory of Evaluated Historic Resources;

(b) allow for an addition to the Sevenoaks Court ***building*** in a manner that is compatible with historic preservation; and

(c) accommodate residential ***development*** in a variety of forms.

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:

(a) "***heritage building***" means the historic three-storey ***building*** known as Sevenoaks Court located at 1339 10 Avenue SE on the date of passage of this Direct Control District.

(b) "***comprehensive development***" means ***development*** that incorporates the ***heritage building*** and consists of **Multi-Residential Development** over both Site 1 and Site 2 of this Direct Control District.

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.

Multi-Residential Development Rules

7 **(1)** Unless otherwise specified in subsection (2) **Multi-Residential Development** is not allowed on Site 2.

(2) **Multi-Residential Development** is allowed when the ***development*** is for a ***comprehensive development*** that is compatible with heritage preservation as approved by the ***Development Authority***.

Bylaw 1P2007 District Rules

8 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

9 **(1)** Unless otherwise specified in subsection (3), the maximum ***floor area ratio*** for Site 1 is 3.0.

(2) Unless otherwise specified in subsection (3), the maximum ***floor area ratio*** for Site 2 is 1.0.

(3) For a ***comprehensive development*** there is no maximum cumulative density for Site 1 and Site 2.

Density

10 **(1)** Unless otherwise specified in subsection (3), the maximum ***density*** for Site 1 is 379 ***units*** per hectare.

(2) Unless otherwise specified in subsection (3), the maximum ***density*** for Site 2 is 75 ***units*** per hectare.

(3) For a ***comprehensive development*** there is no maximum cumulative ***density*** for Site 1 and Site 2.

Building Setbacks

11 (1) For a ***comprehensive development***, the ***building setback*** rules of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 apply to Site 2.

(2) For the ***heritage building*** and **Multi-Residential Development**, there is no requirement for a ***setback area*** for Site 1.

(3) For **Backyard Suite**, **Duplex Dwelling**, **Secondary Suite**, **Semi-detached Dwelling** and **Single Detached Dwelling**, the ***building setback*** rules of Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 apply to Site 2.

Landscaping

12 (1) For a ***comprehensive development***, the landscaping rules of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 apply.

(2) For the ***heritage building*** and **Multi-Residential Development** there is no landscaping requirement for Site 1.

(3) For **Backyard Suite**, **Duplex Dwelling**, **Secondary Suite**, **Semi-detached Dwelling** and **Single Detached Dwelling**, the landscaping rules in the General Rules for Low Density Residential Land Use District of Bylaw 1P2007 apply to Site 2.

Building Height and Cross Section

13 (1) For a ***comprehensive development***, the ***building height*** and cross section rules of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 apply.

(2) For the ***heritage building*** and **Multi-Residential Development**, the ***building height*** rules of Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 apply to Site 1.

(3) For **Backyard Suite**, **Duplex Dwelling**, **Secondary Suite**, **Semi-detached Dwelling**, and **Single Detached Dwelling**, the ***building height*** rules of Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 apply to Site 2.

Required Motor Vehicle Parking Stalls

14 (1) There is no minimum ***motor vehicle parking stalls*** requirement for ***comprehensive development***.

(2) There is no minimum ***motor vehicle parking stalls*** requirement for the ***heritage building*** and **Multi-Residential Development** on Site 1.

(3) For **Backyard Suite**, **Duplex Dwelling**, **Secondary Suite**, **Semi-detached Dwelling**, and **Single Detached Dwelling**, the ***motor vehicle parking stalls*** rules of Residential – Grade-Oriented Infill (R-CG) District and the General Rules Low Density Residential Land Use District of Bylaw 1P2007 apply for Site 2.

Development Authority – Power and Duties for Relaxations

15 The ***Development Authority*** may relax the rules in section 14 of this Direct Control District, Required ***Motor Vehicle Parking Stalls***, provided the test for relaxations as set out in Bylaw 1P2007 is met.