

# PROPOSED

CPC2018-0587  
ATTACHMENT 3

## BYLAW NUMBER 203D2018

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2018-0015/CPC2018-0587)**

\*\*\*\*\*

**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 \_\_\_\_\_

READ A SECOND TIME THIS \_\_\_\_\_

READ A THIRD TIME THIS. \_\_\_\_\_

\_\_\_\_\_  
MAYOR

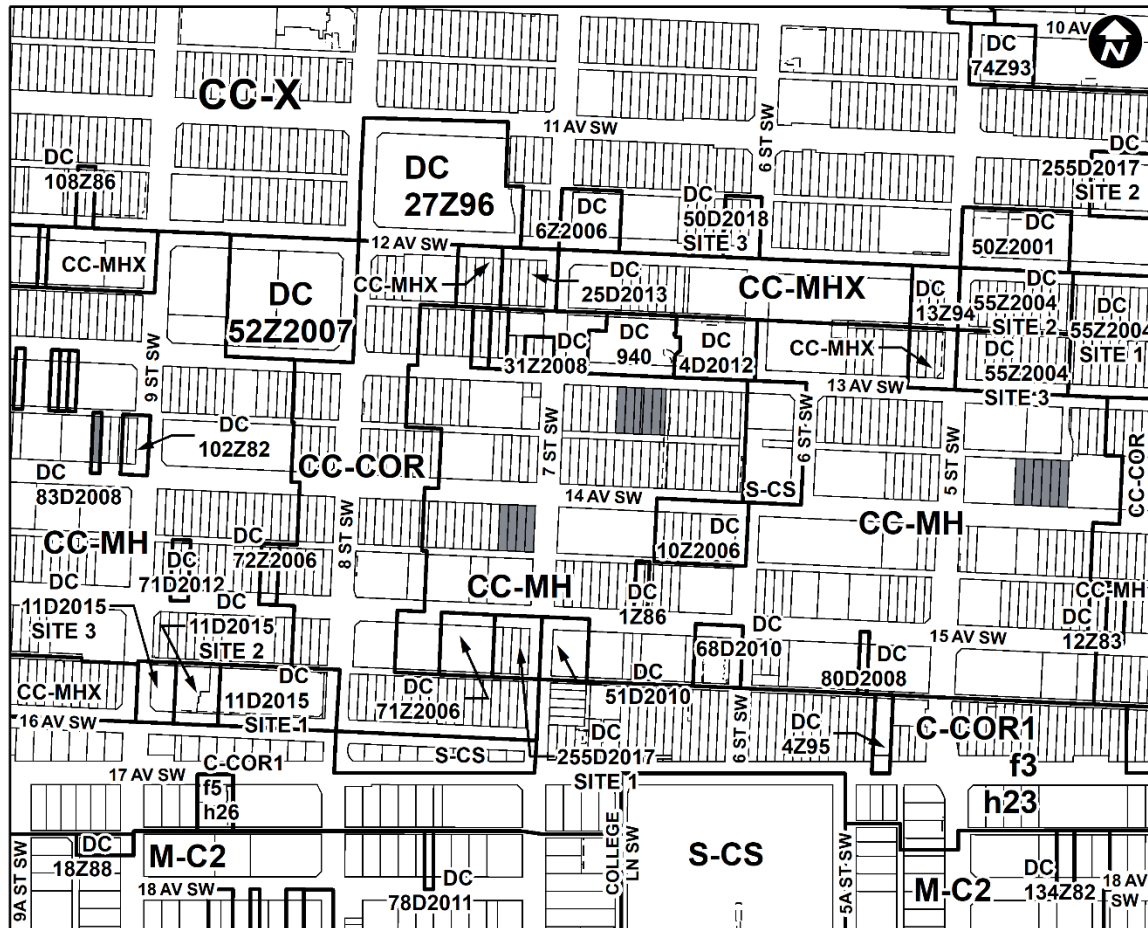
SIGNED ON \_\_\_\_\_

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CITY CLERK

SIGNED ON \_\_\_\_\_

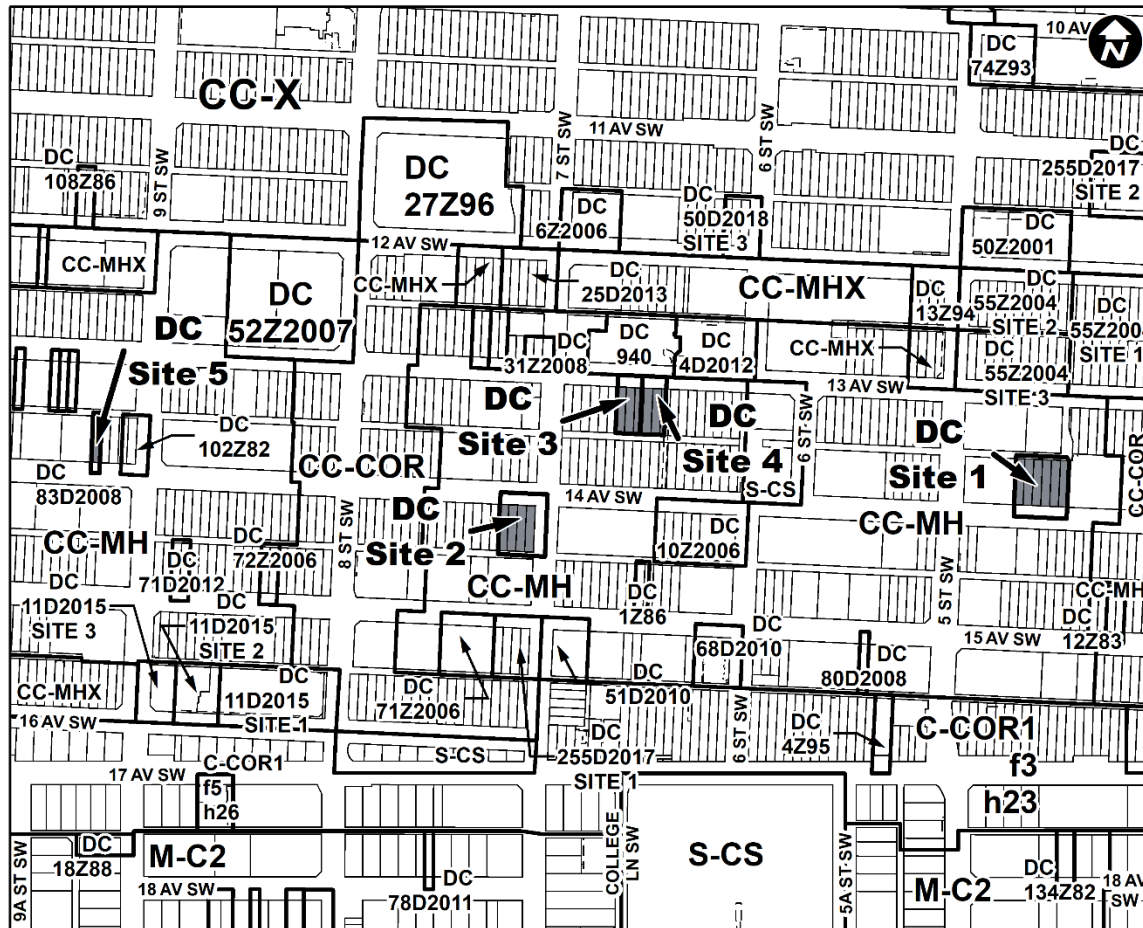
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## SCHEDULE A



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## **SCHEDULE B**



## DC DIRECT CONTROL DISTRICT

## Purpose

- 1 This Direct Control District is intended to:
- (a) give effect to a Heritage Density Transfer to ***DC receiving parcel 1*** (Site 1) and ***DC receiving parcel 2*** (Site 2) from ***DC source parcel 1*** (Site 3), ***DC source parcel 2*** (Site 4), and ***DC source parcel 3*** (Site 5) as allowed by Part 11, Division 7, of Land Use Bylaw 1P2007.

## 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 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) “**DC receiving parcel 1**” means Site 1, the **parcels** legally described as Lots 34-39, Block 89, Plan A1 with the municipal addresses, 524, 528 and 536 - 14 Avenue SW, which is the **parcel** receiving an increase in **density** of 4,483.78 square metres from **DC source parcel 1** (Site 3) and 914.02 square metres from **DC source parcel 2** (Site 4);
- (b) “**DC receiving parcel 2**” means Site 2, the **parcels** legally described as Lots 17-20, Block 103, Plan A1 with the municipal addresses, 805 - 14 Avenue SW, and 1407, 1409 - 7 Street SW, which are the **parcels** receiving an increase in **density** of 1,551.93 square metres from **DC source parcel 2** (Site 4) and 1,950.96 square metres from **DC source parcel 3** (Site 5);
- (c) “**DC source parcel 1**” means Site 3, the **parcels** legally described as Lots 7-9, Block 91, Plan A1 with the municipal address 725 - 13 Avenue SW, which are the **parcels** from which 4,483.78 square metres of **density** is being transferred to **DC receiving parcel 1** (Site 1);
- (d) “**DC source parcel 2**” means Site 4, the **parcel** legally described as Lots 9-12, Block 91, Plan A1 with the municipal address 721 - 13 Avenue SW, which is the **parcel** from which 914.02 square metres of **density** is being transferred to **DC receiving parcel 1** (Site 1) and 1,551.93 square metres of **density** is being transferred to **DC receiving parcel 2** (Site 2);
- (e) “**DC source parcel 3**” means Site 5, the **parcels** legally described as Lot 25, Block 94, Plan A1 with the municipal address 1010 - 14 Avenue SW, which are the **parcels** from which 1,950.96 square metres of **density** is being transferred to **DC receiving parcel 2** (Site 2);

## Site 1

0.18 hectares (± 0.44 acres)

## Application

- 5 The provisions in sections 6 through 9 apply only to Site 1.

## Permitted Uses

- 6 The **permitted uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

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## Discretionary Uses

- 7 The **discretionary uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

## Bylaw 1P2007 District Rules

- 8 Unless otherwise specified, the rules of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 apply in this Direct Control District.

## Floor Area Ratio

- 9 (1) The maximum **floor area ratio** is 7.97 inclusive of the 4,483.78 square metres of heritage **density** that has been transferred from **DC source parcel 1** (Site 3) and 914.02 square metres of heritage **density** that has been transferred from **DC source parcel 2** (Site 4).
- (2) The bonus provisions contained in Part 11, Division 7 do not apply to Site 1.

## Site 2

0.12 hectares (± 0.30 acres)

## Application

- 10 The provisions in sections 11 through 14 apply only to Site 2.

## Permitted Uses

- 11 The **permitted uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

## Discretionary Uses

- 12 The **discretionary uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

## Bylaw 1P2007 District Rules

- 13 Unless otherwise specified, the rules of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 apply in this Direct Control District.

## Floor Area Ratio

- 14 (1) The maximum **floor area ratio** is 7.91 inclusive of the 1,551.93 square metres of heritage **density** that has been transferred from **DC source parcel 2** (Site 4) and 1,950.96 square metres of heritage **density** that has been transferred from **DC source parcel 3** (Site 5).
- (2) The bonus provisions contained in Part 11, Division 7 do not apply to Site 2.

## Site 3

0.08 hectares (± 0.21 acres)

## Application

- 15 The provisions in sections 16 through 19 apply only to Site 3.

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## Permitted Uses

- 16 The **permitted uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

## Discretionary Uses

- 17 The **discretionary uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

## Bylaw 1P2007 District Rules

- 18 Unless otherwise specified, the rules of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 apply in this Direct Control District.

## Floor Area Ratio

- 19 (1) The maximum **floor area ratio** is 1.62.
- (2) The bonus provisions contained in Section 1203 (a)-(c) and (e)-(h), Part 11, Division 7 do not apply to Site 3.

## Site 4

0.08 hectares (± 0.21 acres)

## Application

- 20 The provisions in sections 21 through 24 apply only to Site 4.

## Permitted Uses

- 21 The **permitted uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

## Discretionary Uses

- 22 The **discretionary uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

## Bylaw 1P2007 District Rules

- 23 Unless otherwise specified, the rules of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 apply in this Direct Control District.

## Floor Area Ratio

- 24 (1) The maximum **floor area ratio** is 4.04.
- (2) The bonus provisions contained in Section 1203 (a)-(c) and (e), (f), (h), Part 11, Division 7 of Bylaw 1P2007 do not apply to Site 4.

## Site 5

0.03 hectares (± 0.07 acres)

## Application

- 25 The provisions in sections 26 through 30 apply only to Site 5.

## Permitted Uses

- 26 The **permitted uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

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## Discretionary Uses

- 27 (1) The **discretionary uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.
- (2) The following **uses** are additional **discretionary uses** if they are located in an existing **building** at the time of the effective date of this Direct Control District:
- (a) **Community Recreational Facility;**
  - (b) **Hotel;**
  - (c) **Indoor Recreation Facility;**
  - (d) **Library;**
  - (e) **Museum;**
  - (f) **Place of Worship – Medium;**
  - (g) **Retail and Consumer Service;**
  - (h) **School – Private;**
  - (i) **School Authority – School;**
  - (j) **School Authority Purpose – Major;**
  - (k) **School Authority Purpose – Minor; and**
  - (l) **Service Organization.**

## Bylaw 1P2007 District Rules

- 28 Unless otherwise specified, the rules of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 apply in this Direct Control District.

## Floor Area Ratio

- 29 (1) The maximum **floor area ratio** is 0.55.
- (2) The bonus provisions contained in Section 1203 (a)-(c) and (e)-(h), Part 11, Division 7 of Bylaw 1P2007 do not apply to Site 5.

## Signage

- 30 A maximum of one **Freestanding Sign** may be allowed on site, with a maximum **sign area** of 1 square metre.