

## Direct Control District 122D2015

### BYLAW NUMBER 122D2015

#### **BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2014-0080) \*\*\*\*\***

**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 22<sup>ND</sup> DAY OF JULY, 2015.

READ A SECOND TIME THIS 27<sup>TH</sup> DAY OF JULY, 2015.

READ A THIRD TIME THIS 27<sup>TH</sup> DAY OF JULY, 2015.



MAYOR

SIGNED THIS 27<sup>TH</sup> DAY OF JULY, 2015.



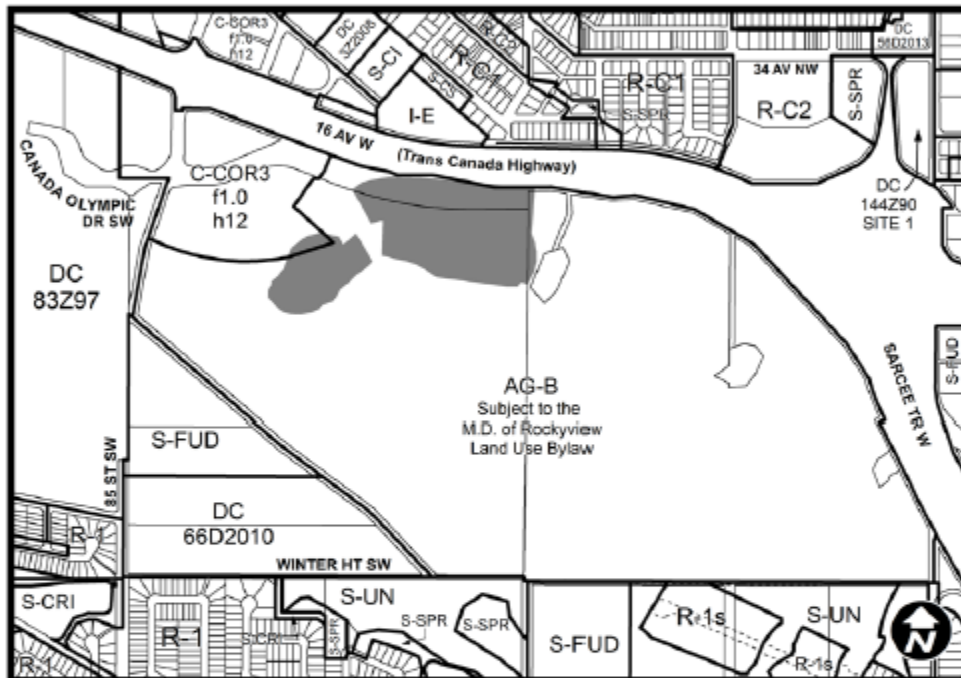
CITY CLERK

SIGNED THIS 27<sup>TH</sup> DAY OF JULY, 2015.

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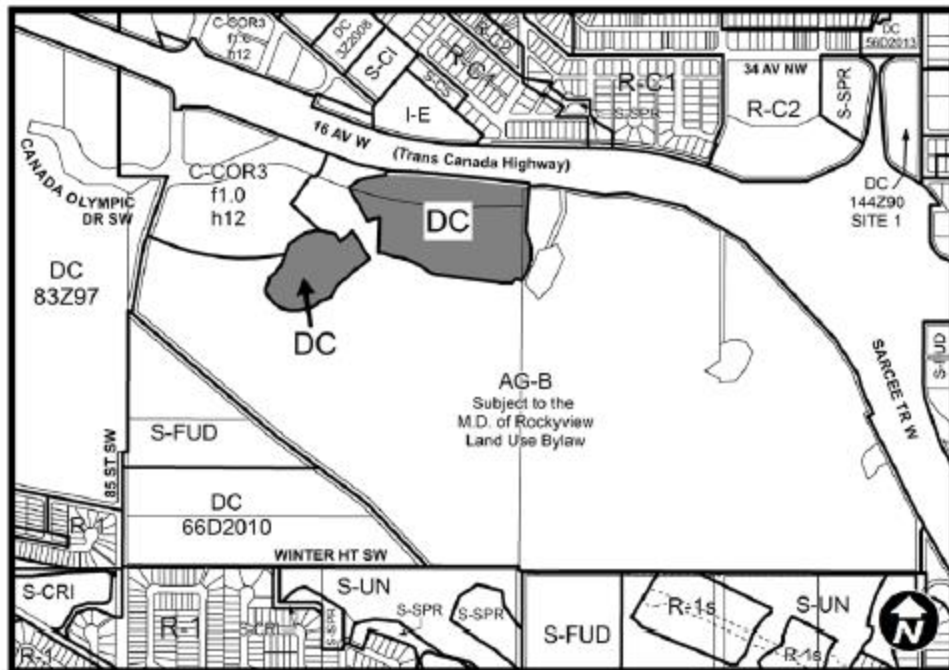
SCHEDULE A



**Direct Control District 122D2015**

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**SCHEDULE B**



## Direct Control District 122D2015

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### DC DIRECT CONTROL DISTRICT

#### Purpose

- 1 This Direct Control District is intended to provide for:
- (a) **Multi-Residential Development** in a variety of forms;
  - (b) a range of support *commercial multi-residential uses*, restricted in size and location within the *building*;
  - (c) a limited number of **Single Detached Dwellings** and **Semi-detached Dwellings**; and
  - (d) minimum *densities* and maximum *building heights* for **Multi-Residential Development**.

#### 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 the 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 – Medium Profile Support Commercial (M-X2) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

#### Discretionary Uses

- 5 The *discretionary uses* of the Multi-Residential – Medium Profile Support Commercial (M-X2) District of Bylaw 1P2007 are the *discretionary uses* in this District Control District with the addition of:
- (a) **Single Detached Dwellings**; and
  - (b) **Semi-detached Dwellings**.

#### Bylaw 1P2007 District Rules

- 6 Unless otherwise specified:
- (a) for **Single Detached Dwellings** and **Semi-detached Dwellings** the rules of the Multi-Residential Grade-Oriented Contextual (R-CG) District of Bylaw 1P2007 apply in this Direct Control District;
  - (b) for all other *uses*, the rules of the Multi-Residential – Medium Profile Support Commercial (MX-2) District apply in this Direct Control District.

#### Floor Area Ratio

- 7 There is no maximum *floor area ratio* in this Direct Control District.

#### Density

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- 8 The minimum *density* for *parcels* containing a **Single Detached Dwelling** and **Semi-detached Dwelling** in this Direct Control District is 20.0 *units* per hectare.

#### Building Height

- 9 (1) For **Single Detached Dwellings** and **Semi-detached Dwellings**, the maximum *building height* is 12.0 metres.
- (2) For all other *uses*, the maximum *building height* is 21.0 metres.

#### Commercial Multi-Residential Uses

- 10 (1) There is no minimum requirement for *commercial multi-residential uses* in this Direct Control District.
- (2) *Commercial multi-residential uses* are subject to subsections 688(2) to (5) of Bylaw 1P2007.

#### Relaxations

- 11 The *Development Authority* may relax any of the rules contained in this Direct Control District in accordance with Sections 31 and Section 36 of Bylaw 1P2007.