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 amending that portion of the Land Use District Map shown as shaded on Schedule “A” to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule “A”.

2. This Bylaw comes into force on the date it is passed.
SCHEDULE A

DIRECT CONTROL DISTRICT

Purpose
1 This Direct Control district is intended to:

   (a) facilitate higher density ground-oriented residential development within a Transit Station Planning 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.

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.
Bylaw 1P2007 District Rules
4 Unless otherwise specified, the rules of the Residential – Low Density Mixed Housing (R-Gm) District of Bylaw 1P2007 apply in this Direct Control District.

Parcel Area
5 The minimum area of a parcel is 100.0 square metres per Dwelling Unit.

Additional Rules for Single Detached Dwellings
6 Single Detached Dwellings must only be permitted on carriage house lots.

Site 1 (1.90 ha ±)
Application
7 The provisions in sections 8 through 9 apply only to Site 1.

Permitted Uses
8 The permitted uses of the Residential – Low Density Mixed Housing (R-Gm) District of Bylaw 1P2007 are the permitted uses of this Direct Control District.

Discretionary Uses
9 The discretionary uses of the Residential – Low Density Mixed Housing (R-Gm) District of Bylaw 1P2007 are the discretionary uses of this Direct Control District.

Site 2 (1.62 ha ±)
Application
10 The provisions in sections 11 through 12 apply only to Site 2.

Permitted Uses
11 The permitted uses of the Residential – Low Density Mixed Housing (R-Gm) District of Bylaw 1P2007 are the permitted uses of this Direct Control District with the exception of:

(a) Semi-Detached Dwellings.

Discretionary Uses
12 The discretionary uses of the Residential – Low Density Mixed Housing (R-Gm) District of Bylaw 1P2007 are the discretionary uses of this Direct Control District.