

PROPOSED

CPC2019-0317
ATTACHMENT 3

BYLAW NUMBER 118D2019

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2018-0170/CPC2019-0317)

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.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

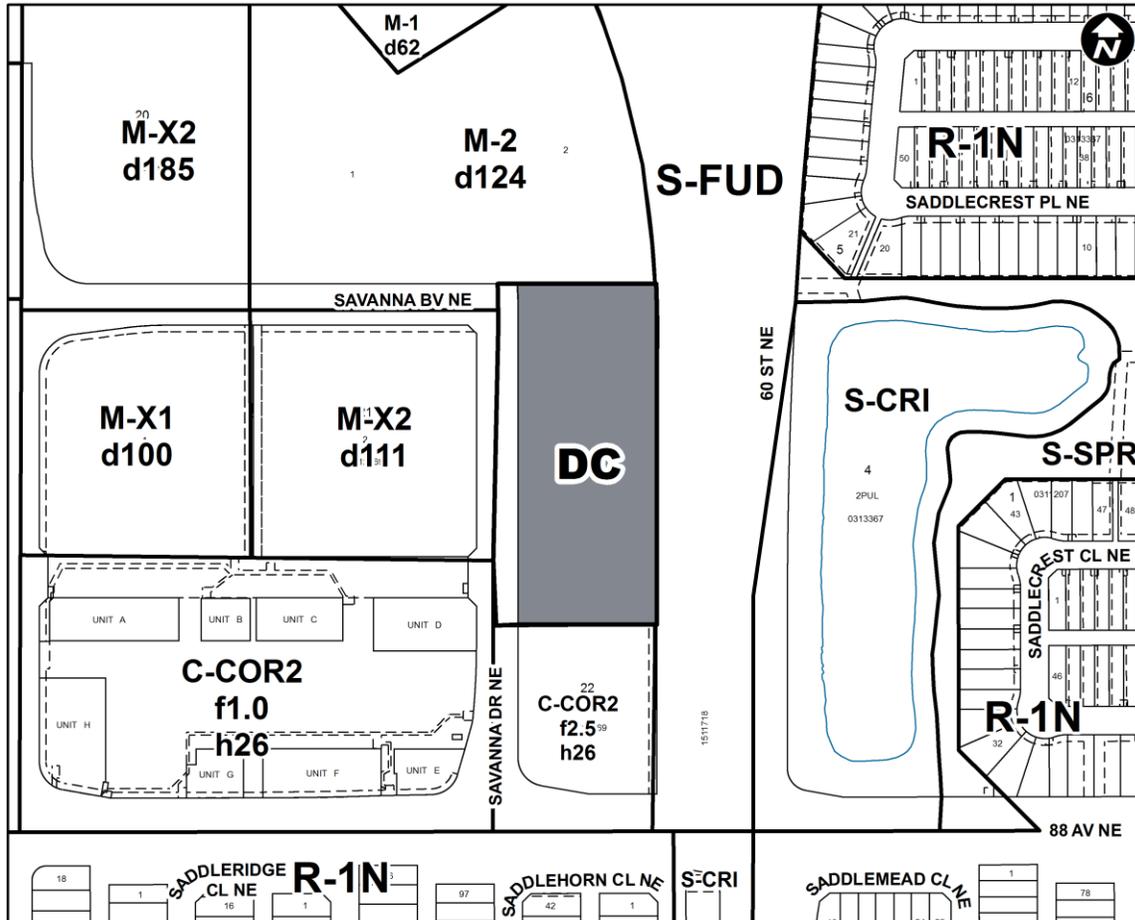
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2018-0170/CPC2019-0317
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SCHEDULE A



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control district is intended to provide for:

- (a) a public **Parking Lot – Structure** or a public **Parking Lot – Grade** to support transit **uses**; and
- (b) the future intensification of transit oriented **development** with retail, residential, and office **uses** that promote an active pedestrian realm.

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.

Bylaw 1P2007 District Rules

- 4 Unless otherwise specified, the rules of the Mixed Use – General (MU-1) District of Bylaw 1P2007 apply in this Direct Control District.

Permitted Uses

- 5 The *permitted uses* of the Mixed Use – General (MU-1) District of Bylaw 1P2007 are the *permitted uses* of this Direct Control District with the addition of:

(a) **Municipal Works Depot.**

Discretionary Uses

- 6 The *discretionary uses* of the Mixed Use – General (MU-1) District of Bylaw 1P2007 are the *discretionary uses* of this Direct Control District with the addition of:

(a) **Parking Lot – Grade.**

Building Height

- 7 The maximum *building height* is 64.0 metres.

Floor Area Ratio

- 8 The maximum *floor area ratio* is 2.5.

Development Restrictions

- 9 *Development permits* for permanent *uses* must also include a **Parking Lot – Structure or Parking Lot – Grade** to support transit *uses*, to the satisfaction of the *Development Authority*.

Relaxations

- 10 The *Development Authority* may relax any of the rules contained in this Direct Control District provided the test for relaxation in Bylaw 1P2007 is met.