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 ____________________________________________
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.
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.