

**BYLAW NUMBER 116D2009**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT LOC2008-0126)**

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**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 5<sup>TH</sup> DAY OF OCTOBER, 2009.

READ A SECOND TIME THIS 5<sup>TH</sup> DAY OF OCTOBER, 2009.

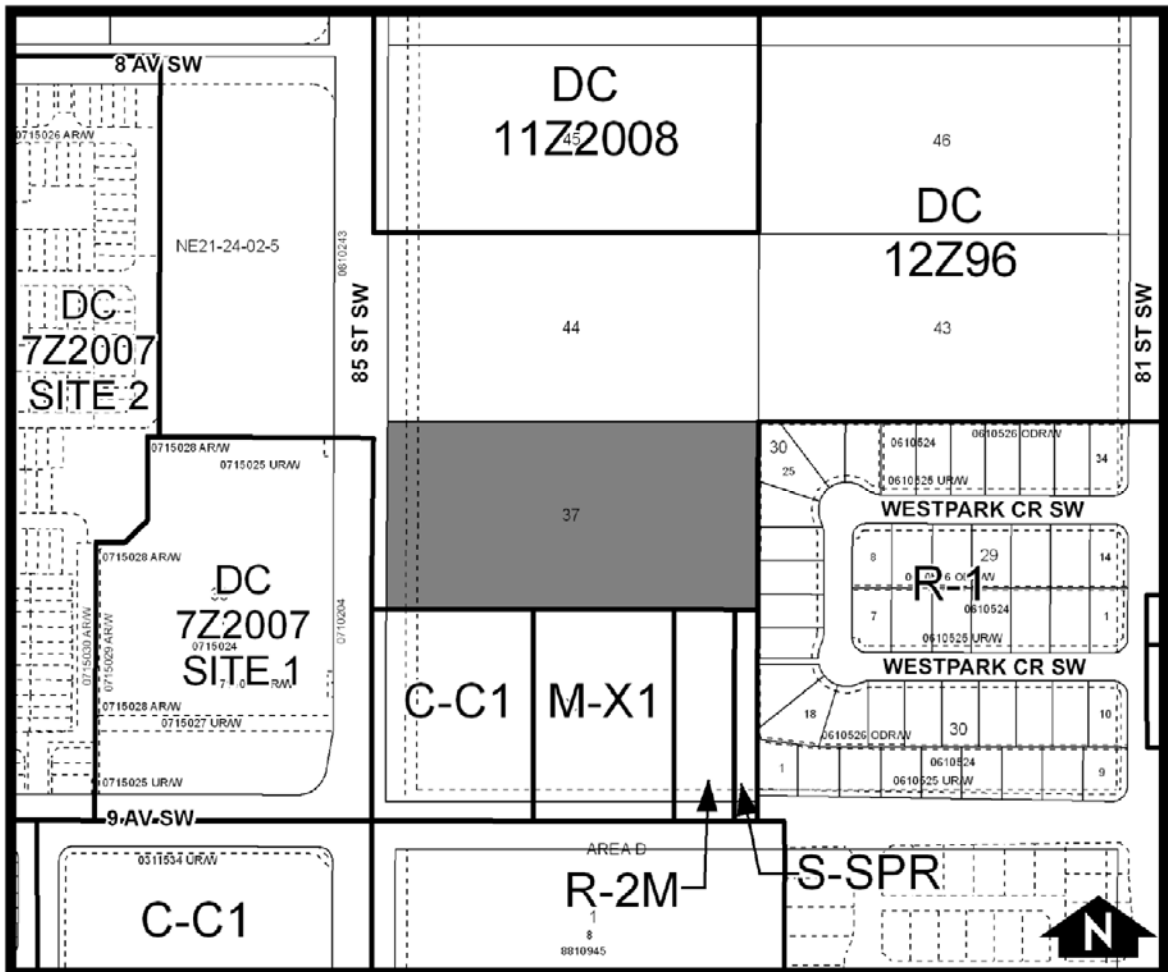
READ A THIRD TIME THIS 5<sup>TH</sup> DAY OF OCTOBER, 2009.

  
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MAYOR  
SIGNED THIS 5<sup>TH</sup> DAY OF OCTOBER, 2009.

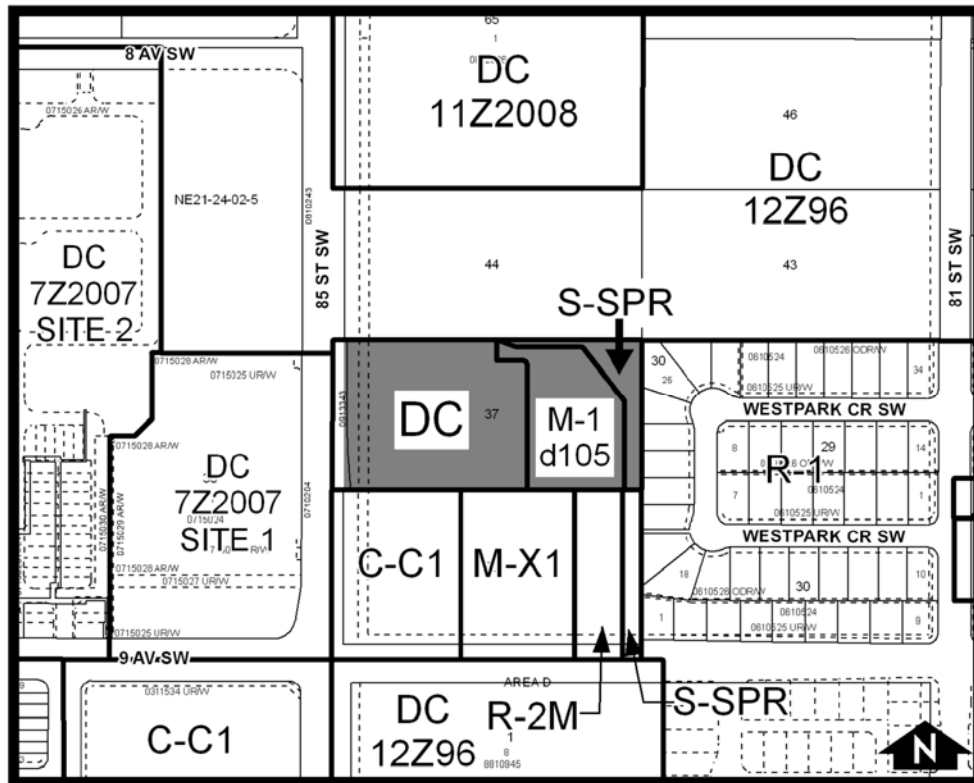
  
\_\_\_\_\_  
ACTING CITY CLERK  
SIGNED THIS 5<sup>TH</sup> DAY OF OCTOBER, 2009.

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SCHEDULE A



**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

**Purpose**

- 1 This Direct Control District is intended to be characterized by:
  - (a) commercial development on both sides of **streets**;
  - (b) **buildings** oriented to the **street**;
  - (c) limited automotive **uses**;
  - (d) parking located at the rear of **buildings**;
  - (e) pedestrian connections from public sidewalks, to and between **buildings**;

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- (f) opportunities for residential and office **uses** to be in the same **building**;
- (g) varying **building** density established through maximum **floor area ratios** for individual **parcels**;
- (h) varying **building height** established through maximum **building height** for individual **parcels**; and
- (i) provide for a maximum number of residential **units**.

**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.

**Permitted Uses**

- 4** The **permitted uses** of the C-COR2 Commercial - Corridor 2 district of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

**Discretionary Uses**

- 5** The **discretionary uses** of the C-COR2 Commercial - Corridor 2 district of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

**Bylaw 1P2007 District Rules**

- 6** Unless otherwise specified, the rules of the C-COR2 Commercial - Corridor 2 district of Bylaw 1P2007 apply in this Direct Control District.

**Density**

- 7** The maximum residential **density** for the parcel is 35 **units** per hectare.

**Floor Area Ratio**

- 8** The maximum **floor area ratio** is 2.0.

**Building Height**

- 9** The maximum **building height** is 16.0 metres.