

BYLAW NUMBER 16D2010

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2009-0039)**

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;

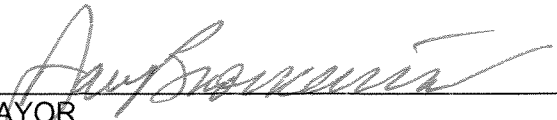
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 8TH DAY OF FEBRUARY, 2010.

READ A SECOND TIME THIS 8TH DAY OF FEBRUARY, 2010.

READ A THIRD TIME THIS 8TH DAY OF FEBRUARY, 2010.



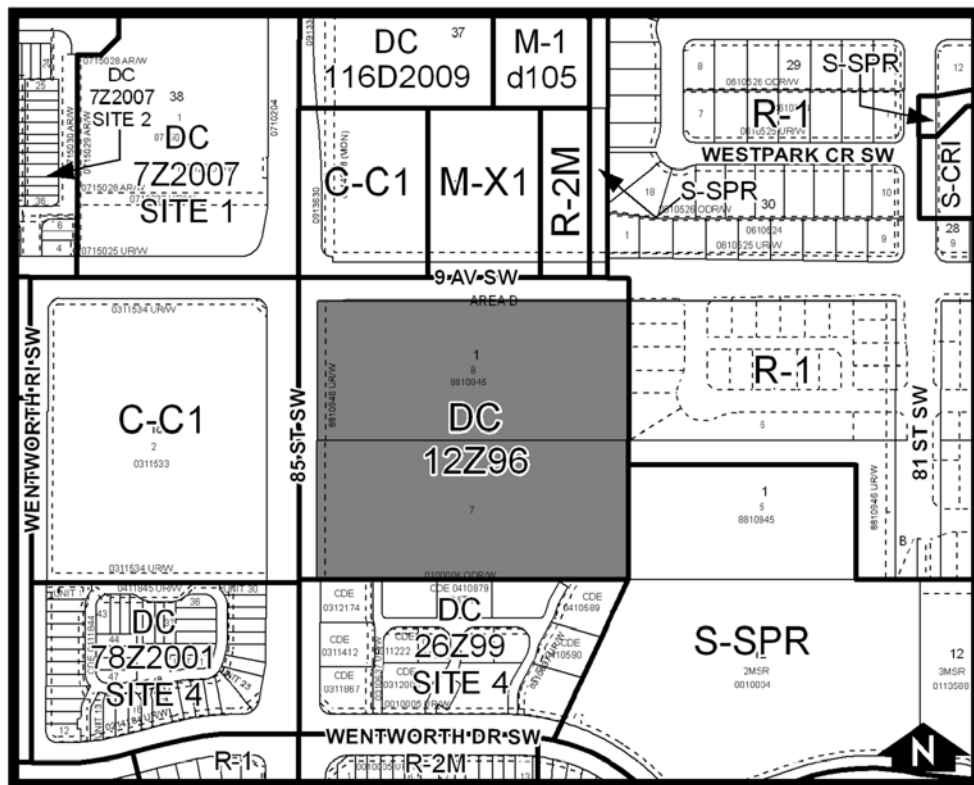
MAYOR
SIGNED THIS 8TH DAY OF FEBRUARY, 2010.



ACTING CITY CLERK
SIGNED THIS 8TH DAY OF FEBRUARY, 2010.

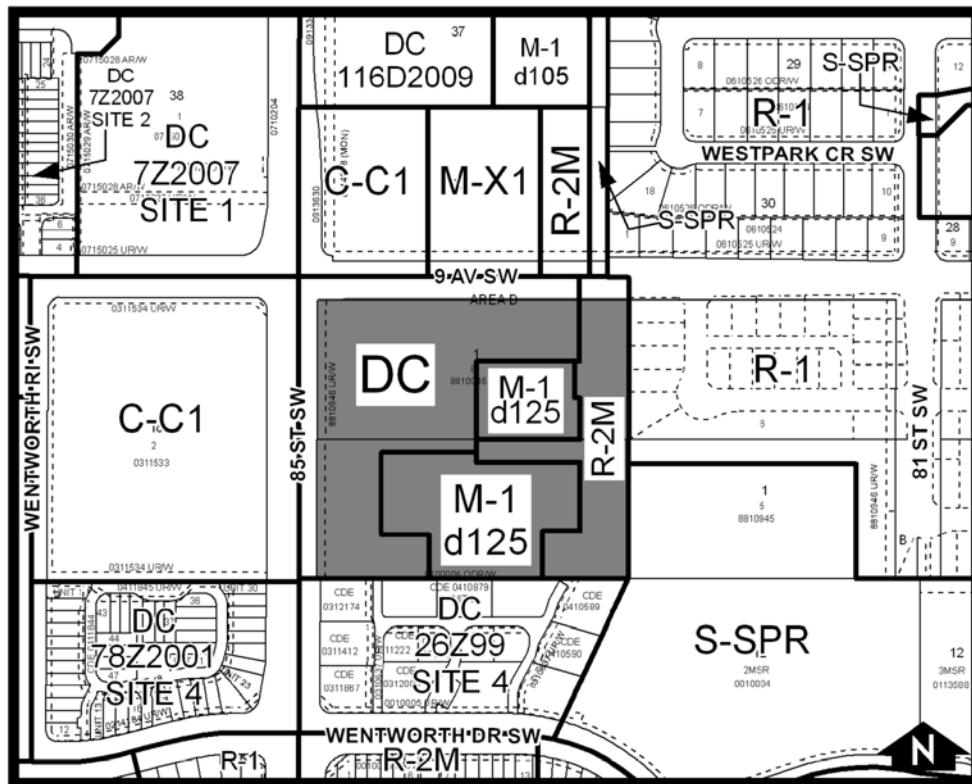
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SCHEDULE A



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SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to be characterized by:

- (a) mixed **use development** containing commercial and residential **uses**;
- (b) **commercial uses** on the ground floor of **buildings** and residential and office **uses** on upper floors;
- (c) a required **density** for residential **units**; and
- (d) the provision of public amenity benefits on private lands in exchange for increased **density**.

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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.

General Definitions

- 4 In this Direct Control District,

- (a) “**commercial uses**” means the listed **uses** in sections 5 and 6 in this Direct Control District, excluding **Dwelling Unit, Home Occupation – Class 1, Home Occupation – Class 2, Live Work Unit, Parking Lot – Grade, Parking Lot – Structure, Place of Worship – Small, Power Generation Facility – Medium, Power Generation Facility – Small and Residential Care**.
- (b) “**publicly accessible private open space**” means outdoor **amenity space**, which contains a contiguous area of a minimum 2,000.0 square metres with no dimension less than 20.0 metres, made available to the public through a registered public access easement agreement.
- (c) “**public plaza**” means an outdoor open space, which contains a contiguous area of a minimum 500.0 square metres with no less than 50 percent of the area being a hard surfaced landscaped area with street furniture, fronting on a public street or sidewalk, that is immediately contiguous to retail uses, and made available to the public through a registered public access easement agreement.

Permitted Uses

- 5 The **permitted uses** of the Commercial – Corridor 2 (C-COR2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 6 The **discretionary uses** of the Commercial – Corridor 2 (C-COR2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 7 Unless otherwise specified, the rules of the Commercial – Corridor 2 (C-COR2) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 8 The maximum **floor area ratio** is 0.35 for **commercial uses**.

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Density

- 9** (1) Unless otherwise referenced in subsection (2), **dwelling units** must be provided at the **density** of 17.0 **units** per hectare.
- (2) The maximum **density** for residential **dwelling units** is 98.8 **units** per hectare where a **publicly accessible private open space** and a **public plaza** are provided.

Building Height

- 10** (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 15.0 metres.
- (2) Where a **parcel** shares a **property line** with a **parcel** designated with a **residential district**, the maximum **building height**:
- (a) is 9.0 metres measured from **grade** within 5.0 metres of that shared **property line**;
 - (b) increases proportionately to a maximum of 14.0 metres measured from **grade** at a distance of 10.0 metres from the shared **property line** (refer to Illustration 6 of Bylaw 1P2007); and
 - (c) is 15.0 metres measured from **grade** at a distance greater than 10.0 metres from the shared **property line**.