

BYLAW NUMBER 43D2013

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2011-0102)

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;

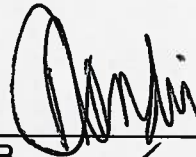
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 6TH DAY OF MAY, 2013.

READ A SECOND TIME THIS 6TH DAY OF MAY, 2013.

READ A THIRD TIME THIS 27TH DAY OF MAY, 2013.



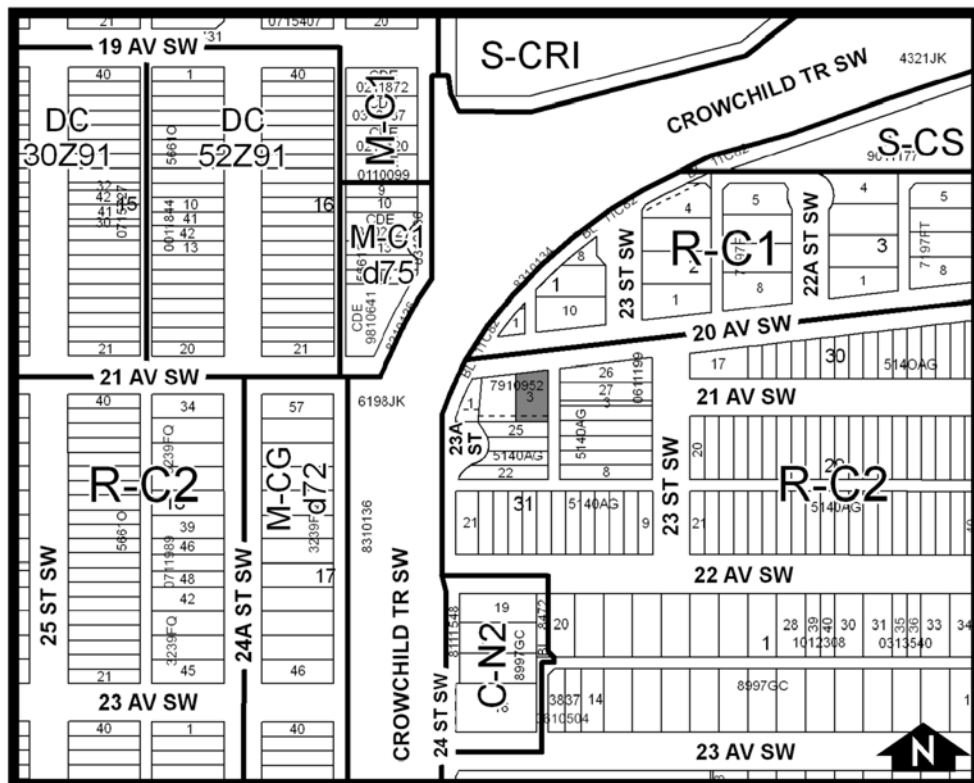
MAYOR
SIGNED THIS 27TH DAY OF MAY, 2013.



CITY CLERK
SIGNED THIS 27TH DAY OF MAY, 2013.

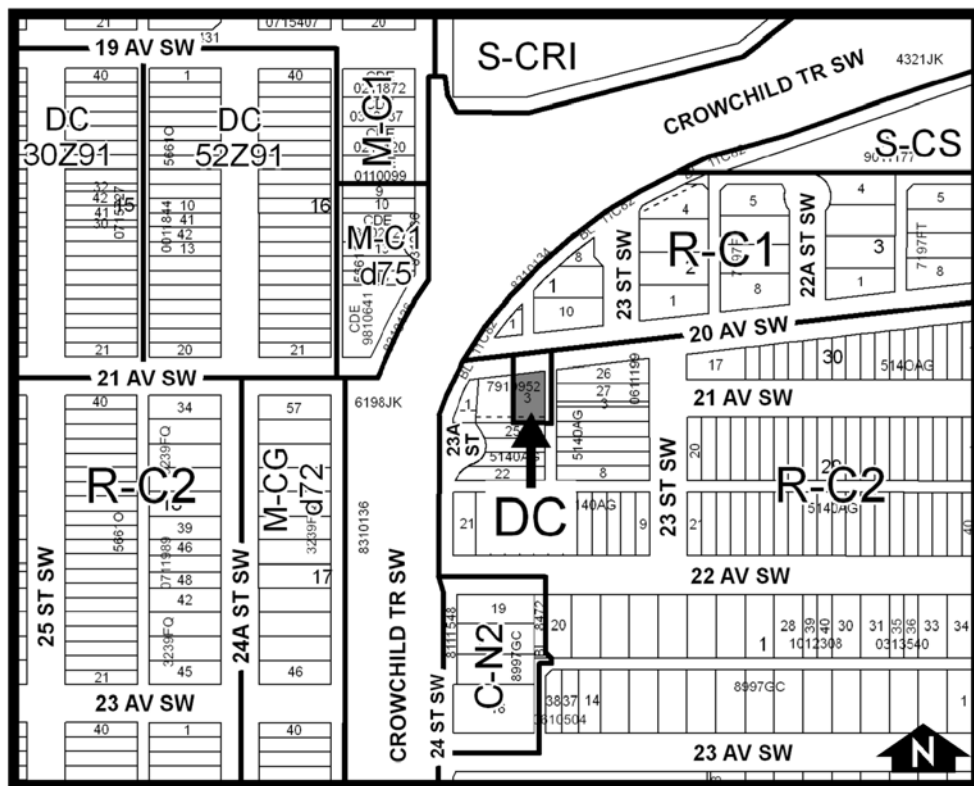
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SCHEDULE A



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SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to accommodate a total of four **Dwelling Units** within an **existing building** modest residential contextual built form that is compatible with the surrounding community.

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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 For the purposes of this Direct Control District, **existing building** means the building existing on the **parcel** at the time of the effective date of this Direct Control Bylaw.

Permitted Uses

- 5 The **permitted uses** of the Residential – Contextual One/Two Dwelling (R-C2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 6 (1) The **discretionary uses** of Residential – Contextual One/Two Dwelling (R-C2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.
- (2) The following **use** is an additional **discretionary use** in this Direct Control District if it is located in an **existing building**:
- (a) **Multi-Residential Development.**

Bylaw 1P2007 District Rules

- 7 Unless otherwise specified, the rules of the Residential – Contextual One/Two Dwelling (R-C2) District of Bylaw 1P2007 apply in this Direct Control District.

Parcel Coverage

- 8 The maximum **parcel coverage** is 55.0 percent of the area of a **parcel**, which must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not provided in a **private garage**.

Density

- 9 The maximum number of **units** located within an **existing building** is 4.0.

Parking

- 10 A minimum number of **motor vehicle parking stalls** required for the **existing building** is 3.0.

Visitor Parking

- 11 There is no requirement for **visitor parking stalls** on the site.