

BYLAW NUMBER 255D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0021)**

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;

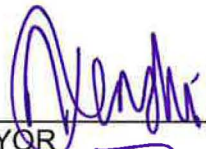
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 31ST DAY OF JULY, 2017.

READ A SECOND TIME THIS 31ST DAY OF JULY, 2017.

READ A THIRD TIME THIS 31ST DAY OF JULY, 2017.

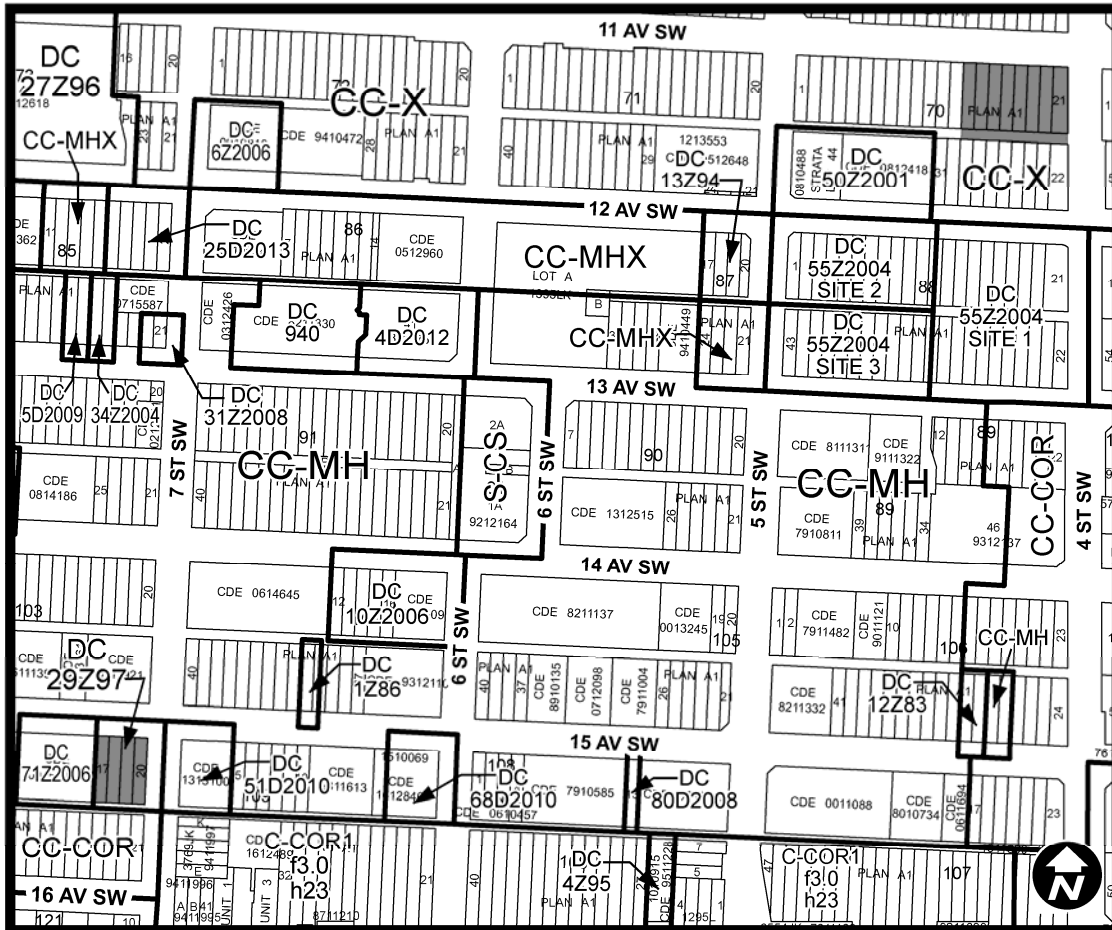


MAYOR
SIGNED THIS 31ST DAY OF JULY, 2017.

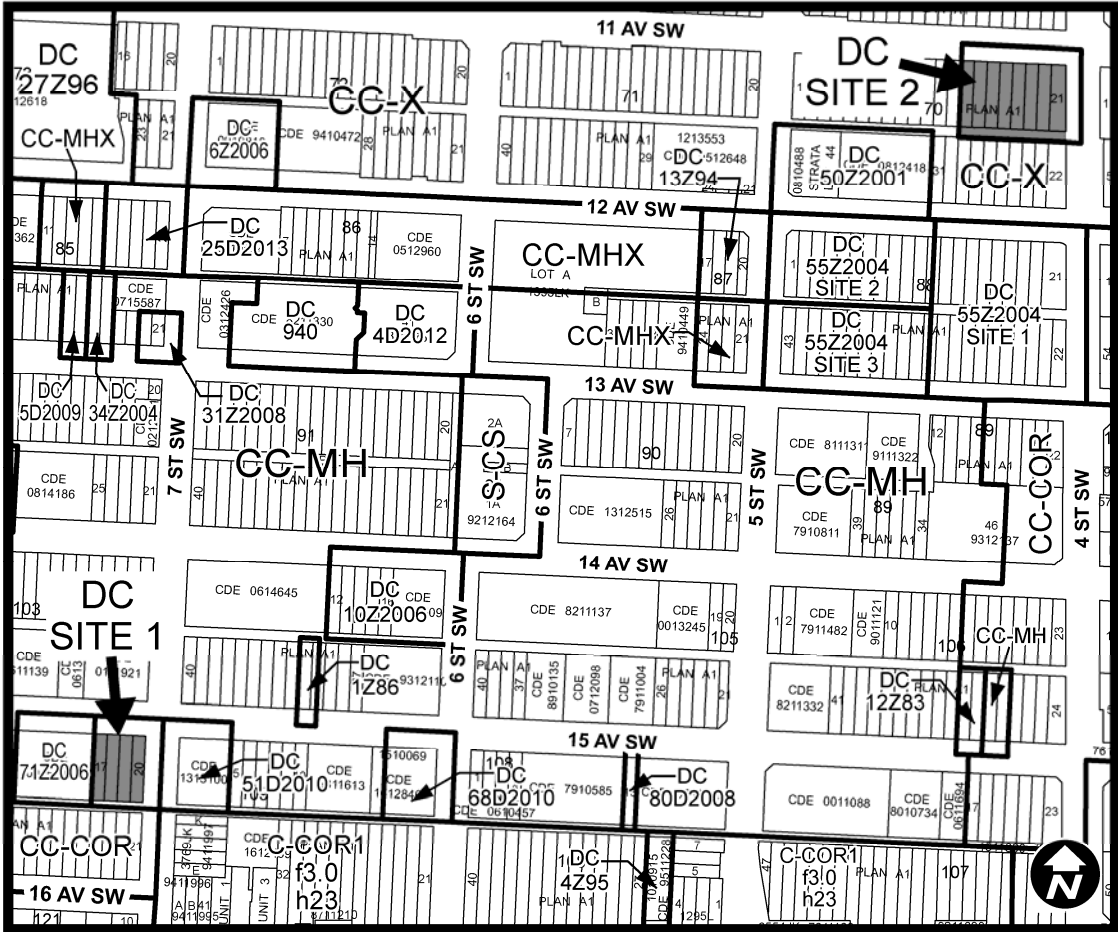


ACTING CITY CLERK
SIGNED THIS 31ST DAY OF JULY, 2017.

SCHEDULE A



SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control is intended to:
 - (a) Allow the Heritage Density Transfer to a **DC receiving parcel** (Site 2) from the **DC source parcel** (Site 1) as allowed by Part 11, Division 7 of Land Use Bylaw 1P2007.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply.

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) “**DC receiving parcel**” means the **parcel** legally described as (Plan A1, Block 70, Lots 14 to 21 with the municipal address 505, 509 and 513 – 11 Avenue SW, and 1101- 4 Street SW which is the **parcel** receiving an increase in **density** of 8,094.47 square metres from the **DC source parcel**; and
- (b) “**DC source parcel**” means the **parcel** legally described as Plan A1, Block 110, Lots 17 to 20 with the municipal address 803 15 Avenue SW which is the **parcel** from which the transfer of **density** is being made.

Site 1

0.12 hectares ± (0.3 acres±)

- 5 The provisions in sections 6 through 9 apply only to Site 1.

Permitted Uses

- 6 The **permitted uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 7 The **discretionary uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 8 Unless otherwise specified, the rules of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 9 (1) The maximum **floor area ratio** is 0.31
- (2) The bonus provisions contained in Part 11, Division 7 do not apply to Site 1 of this Direct Control District.

Site 2

0.41 hectares ± (1.01 acres ±)

- 10 The provisions in sections 10 through 14 apply only to Site 2

Permitted Uses

11 The **permitted uses** of the Centre City Mixed Use District (CC-X) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary uses

12 The **discretionary uses** of the Centre City Mixed Use District (CC-X) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

13 Unless otherwise specified, the rules of the Centre City Mixed Use District (CC-X) of Bylaw 1P2007 apply to this Direct Control District.

Floor Area Ratio

- 14 (1) The maximum **floor area ratio** is 7.82 inclusive of the 8,094.97 square metres of heritage density that has been transferred from Site 1.
- (2) The maximum **floor area ratio** in subsection (1) may be increased by a **floor area ratio** of 3.0 when this additional floor area is used for **Assisted Living, Dwelling Unit, Live Work Unit, Multi-Residential Development and Hotel uses**.
- (3) The maximum **floor area ratio** in subsections 14(1) and 14(2) may be increased in accordance with the bonus provisions contained in Part 11, Division 7 of Bylaw 1P2007, exclusive of Heritage Density Transfer, up to a maximum **floor area ratio** of 13.2.