

# PROPOSED

CPC2019-0834  
ATTACHMENT 2

**BYLAW NUMBER 172D2019**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2018-0257/CPC2019-0834)  
\*\*\*\*\***

**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 \_\_\_\_\_

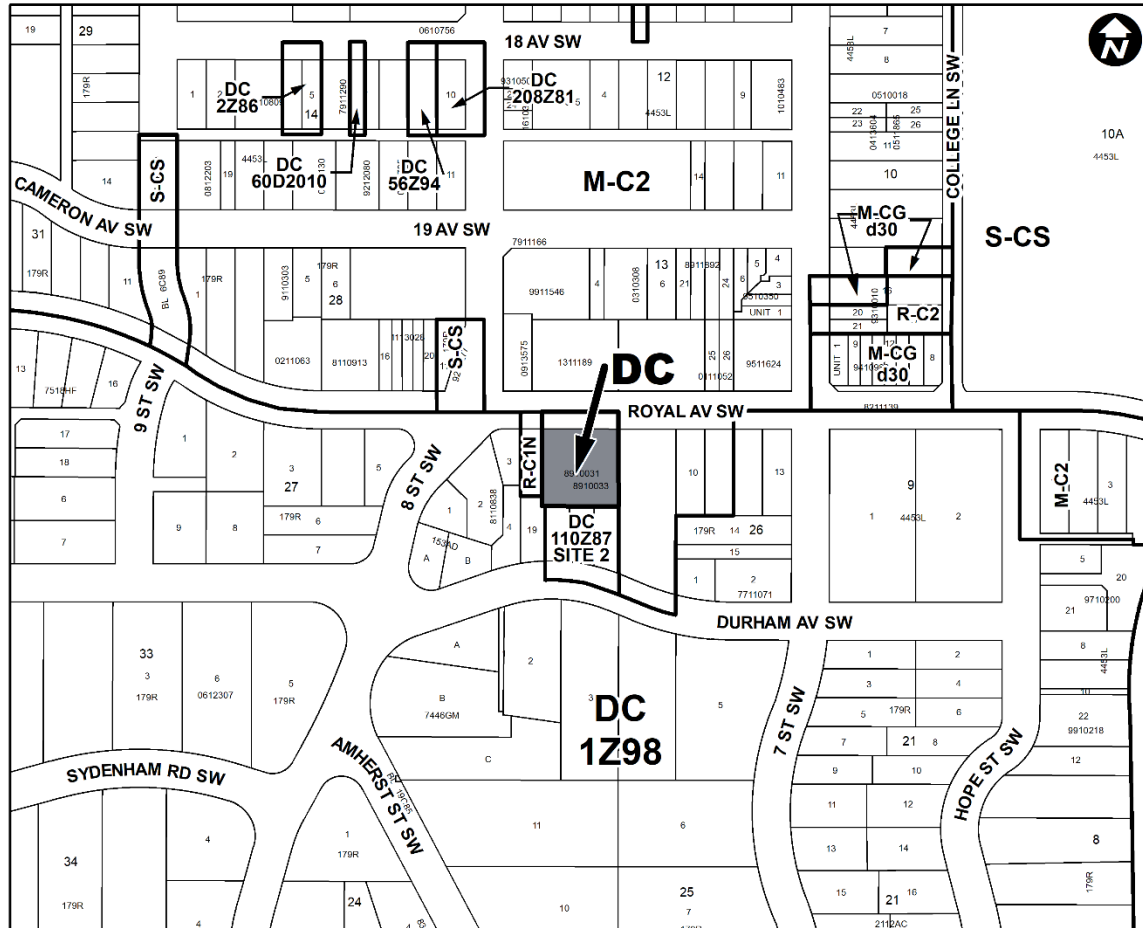
\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

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## SCHEDULE A



### DIRECT CONTROL DISTRICT

#### Purpose

- 1 This Direct Control District Bylaw is intended to:
  - (a) provide for Multi-Residential Development in a variety of forms;
  - (b) allow development forms up to 6 storeys in height in close proximity to, or adjacent to, low density residential development;
  - (c) establish contextually sensitive and appropriate building setbacks; and
  - (d) establish motor vehicle parking requirement reductions for the incorporation of Transportation Demand Management (TDM) measures.

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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 Bylaw.

### Reference to Bylaw 1P2007

- 3 Within this Direct Control District Bylaw, 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 Bylaw:

- (a) “**bicycle repair facility**” means a secure indoor space within the **development**, made available to tenants of that **development**, that provides equipment for the maintenance of bicycles.

### Permitted Uses

- 5 The **permitted uses** of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

### Discretionary Uses

- 6 The **discretionary uses** of the Multi-Residential – Contextual Medium Profile (M-C2) 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 Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 apply in this Direct Control District.

### Floor Area Ratio

- 8 The maximum **floor area ratio** is 2.7.

### Setback Area

- 9 The depth of all **setback areas** must be equal to the minimum **building setback** required in Section 10 of this Direct Control District Bylaw.

### Building Setbacks

- 10 (1) The minimum **building setback** from a **property line** shared with a **street** is 3.0 metres.
- (2) The minimum **building setback** from the west **property line** is 3.0 metres.
- (3) The minimum **building setback** from the east **property line** is 3.0 metres.
- (4) The minimum **building setback** from the south **property line** is 7.5 metres.

### Building Height and Cross Section

- 11 (1) The maximum **building height** is 22.0 metres.
- (2) There is no maximum area of a horizontal cross-section through the **building**.

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## Motor Vehicle Parking Stall Requirements

- 12 (1) The minimum number of *motor vehicle parking stalls* for
- (a) **Dwelling Units and Live Work Units** is:
    - (i) the minimum requirement referenced in Part 4 of Bylaw 1P2007;  
or
    - (ii) 0.45 resident parking stalls and 0.1 visitor parking stalls where:
      - (A) a **Multi-Residential Development** includes a “*bicycle repair facility*”;
      - (B) the *building* address is identified as ineligible for the Residential Permit Parking program; and
      - (C) 1.0 *bicycle parking stalls – class 1* are provided for each **Dwelling Unit and Live Work Unit**; and
  - (b) all other *uses* is the minimum requirement referenced in Part 4 of Bylaw 1P2007.
- (2) The **Development Authority** may relax the rules in subsection (1) of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.