Existing DC Direct Control District Bylaw 65D2019

BY LAW NUMBER 65D2019

BEING A BY LAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BY LAW 1P2007
(LAND USE AMENDMENT
LOC2018-0205/CPC2019-0062)
****************************************

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 ON MARCH 18, 2019

READ A SECOND TIME ON MARCH 18, 2019

READ A THIRD TIME ON MARCH 18, 2019

MAYOR
SIGNED ON MARCH 18, 2019

ACTING CITY CLERK
SIGNED ON MARCH 18, 2019
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SCHEDULE A

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SCHEDULE B

DIRECT CONTROL DISTRICT

Purpose
1 This Direct Control District is intended to provide for:
   (a) primarily residential towers with a limited range of supporting commercial
development with unique height and building separation rules.

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.
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Permitted Uses
4 The permitted uses of the Multi-Residential – High Density Medium Rise (M-H2) District of Bylaw 1P2007 are the permitted uses in this Direct Control District.

Discretionary Uses
5 The discretionary uses of the Multi-Residential – High Density Medium Rise (M-H2) 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 Multi-Residential – High Density Medium Rise (M-H2) District of Bylaw 1P2007 apply in this Direct Control District.

Building Height
7 The maximum building height is 50.0 metres.

Building Setbacks
8 (1) Unless otherwise referenced in subsection (2) the minimum building setback is zero metres.

(2) The minimum building setback from Na’a Drive SWV for buildings with a height taller than eight storeys is 40.0 metres.

Tower Separation for tall buildings
9 The façade of a building located 36 metres above grade must provide a minimum horizontal separation of 18 metres from the façade of any other building on the same parcel.

Relaxations
10 The Development Authority may relax any of the rules contained in this Direct Control District in accordance with Sections 31 and 36 of Bylaw 1P2007.