Proposed DC Direct Control District

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”.

SCHEDULE A
Proposed DC Direct Control District

SCHEDULE B

DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

   (a) provide for Multi-Residential Development with limited support commercial; and

   (b) provide an appropriate transition in building height to the adjacent low density residential development.

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 a reference to the section as amended from time to time.
Proposed DC Direct Control District

Permitted Uses
4 The permitted uses of the Multi-Residential – Low Profile Support Commercial (M-X1) District of Bylaw 1P2007 are the permitted uses in this Direct Control District.

Discretionary Uses
5 The discretionary uses of the Multi-Residential – Low Profile Support Commercial (M-X1) 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 – Low Profile Support Commercial (M-X1) District of Bylaw 1P2007 apply in this Direct Control District.

Density
7 (1) The minimum density for parcels in this district is 50 units per hectare.

(2) The maximum density for parcels in this district is 178 units per hectare.

Building Setbacks
8 (1) Unless otherwise referenced in subsection (2), the minimum building setback from a property line shared with a street is 3.0 metres.

(2) The minimum building setback from a property line shared with a street for a street oriented multi-residential building is zero metres except adjacent to 1 Avenue NW where the building setback from the property line is 3.0 metres.

(3) The minimum building setback from a property line shared with a lane is 1.2 metres except between 17 metres and 43.5 metres from the property line adjacent to 1 Avenue NW, where the minimum building setback is 11.0 metres.

(4) Unless otherwise referenced in subsection (5), the minimum building setback from a property line shared with another parcel is 1.2 metres.

(5) The minimum building setback from a property line shared with another parcel for a street oriented multi-residential building is zero metres when the adjoining parcel is designated as a C-N1, C-COR1, CC-X or CC-COR District or a multi-residential district.

Building Height
9 (1) Unless otherwise referenced in subsections (2) and (3), the maximum building height is 14.0 metres.

(2) Where a parcel shares a property line with a lane that separates the parcel from a parcel designated as a low density residential district or M-CG district, the maximum building height is 10.0 metres within 48.0 metres of the property line shared with 1 Avenue NW and within 19 metres of the property line shared with the lane.
Proposed DC Direct Control District

(3) Where a parcel shares a property line with a street the maximum building height is:

(a) 10.0 metres measured from grade within 3.0 metres of that shared property line; and

(b) 14.0 metres measured from grade at a distance greater than the 3.0 metres from that shared property line.

Rules for Commercial Multi-Residential Uses

10 A maximum of 20.0 per cent of the gross floor area of all buildings on a parcel that contains a Multi-Residential development may be commercial multi-residential uses.

Relaxation

11 The Development Authority may relax the rules in Section 7 of this Direct Control District provided the test of relaxation as set out in Bylaw 1P2007 is met.