Existing DC Direct Control District 21D2011

BYLAW NUMBER 21D2011

BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2009-0014)

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 7TH DAY OF FEBRUARY, 2011.

READ A SECOND TIME THIS 7TH DAY OF FEBRUARY, 2011.

READ A THIRD TIME THIS 7TH DAY OF FEBRUARY, 2011.

MAYOR
SIGNED THIS 7TH DAY OF FEBRUARY, 2011.

ACTING CITY CLERK
SIGNED THIS 7TH DAY OF FEBRUARY, 2011.
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AMENDMENT LOC2009-0014
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SCHEDULE A
Existing DC Direct Control District 21D2011

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SCHEDULE B

DC DIRECT CONTROL DISTRICT

Purpose
1 This Direct Control District 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.
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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 a reference to the section as amended from time to time.

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 176 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.
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Building Height

(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 19.0 metres of the property line shared with the lane.

(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

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.