

PROPOSED

CPC2019-1559
ATTACHMENT 2

BYLAW NUMBER 19D2020

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2019-0126/CPC2019-1559)**

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 _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

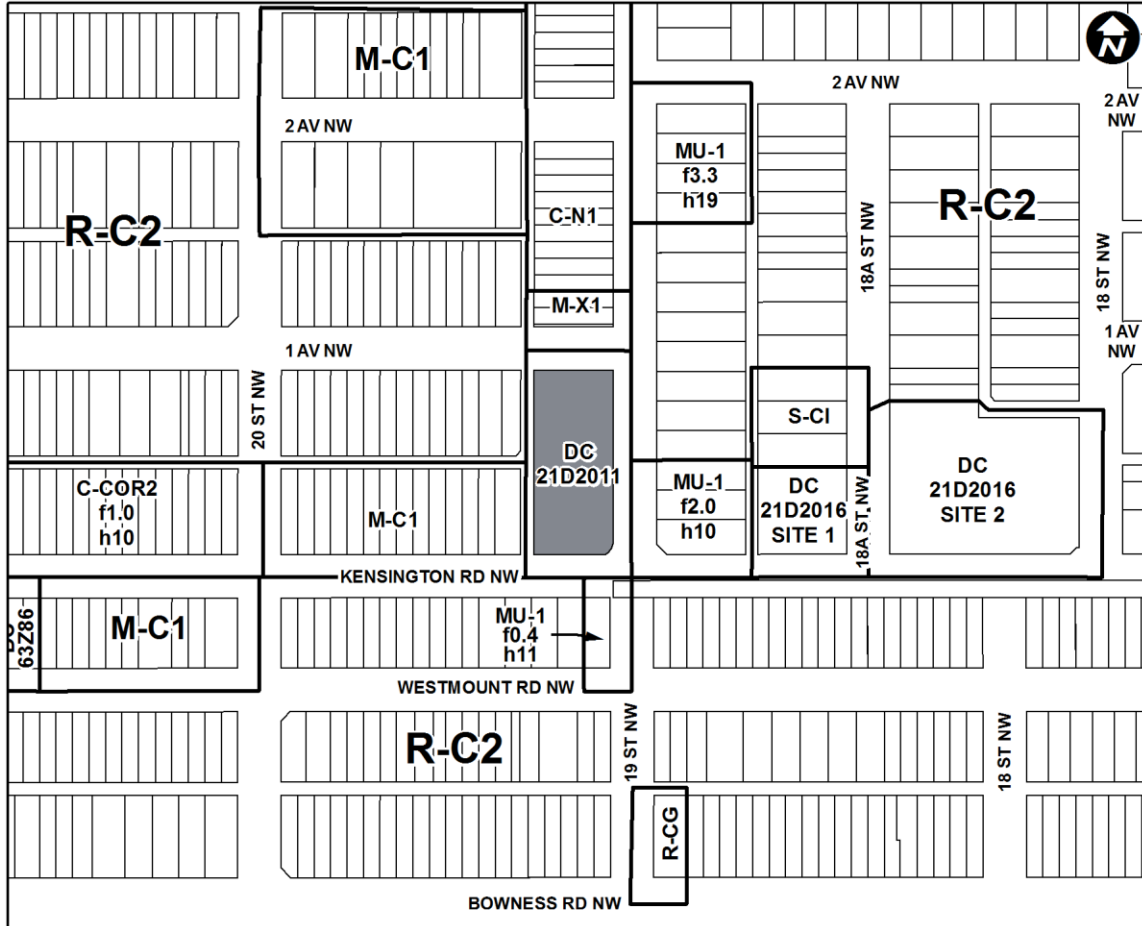
CITY CLERK

SIGNED ON _____

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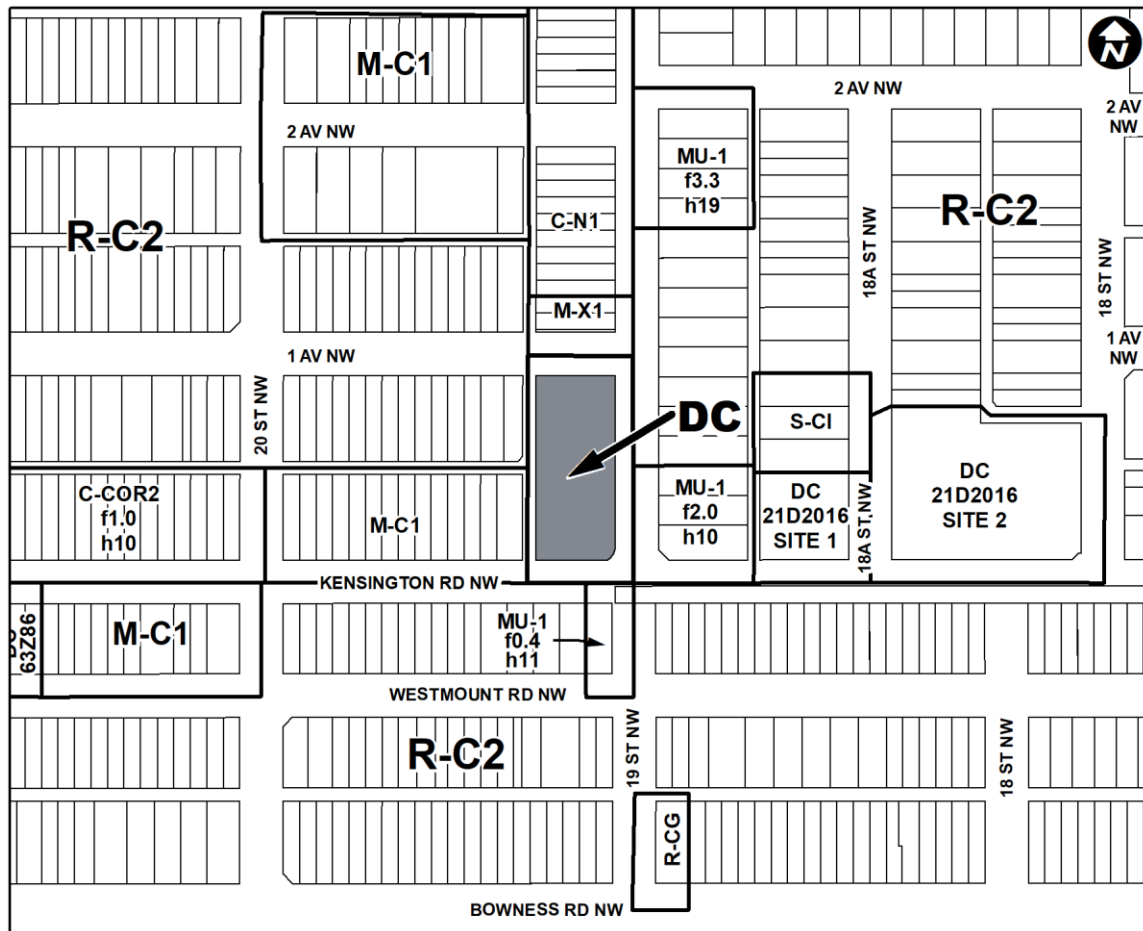
SCHEDULE A



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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.

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

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- (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 Bylaw in accordance with Section 31 and 36 of Bylaw 1P2007.