

BYLAW NUMBER 256D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2016-0135)**

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;

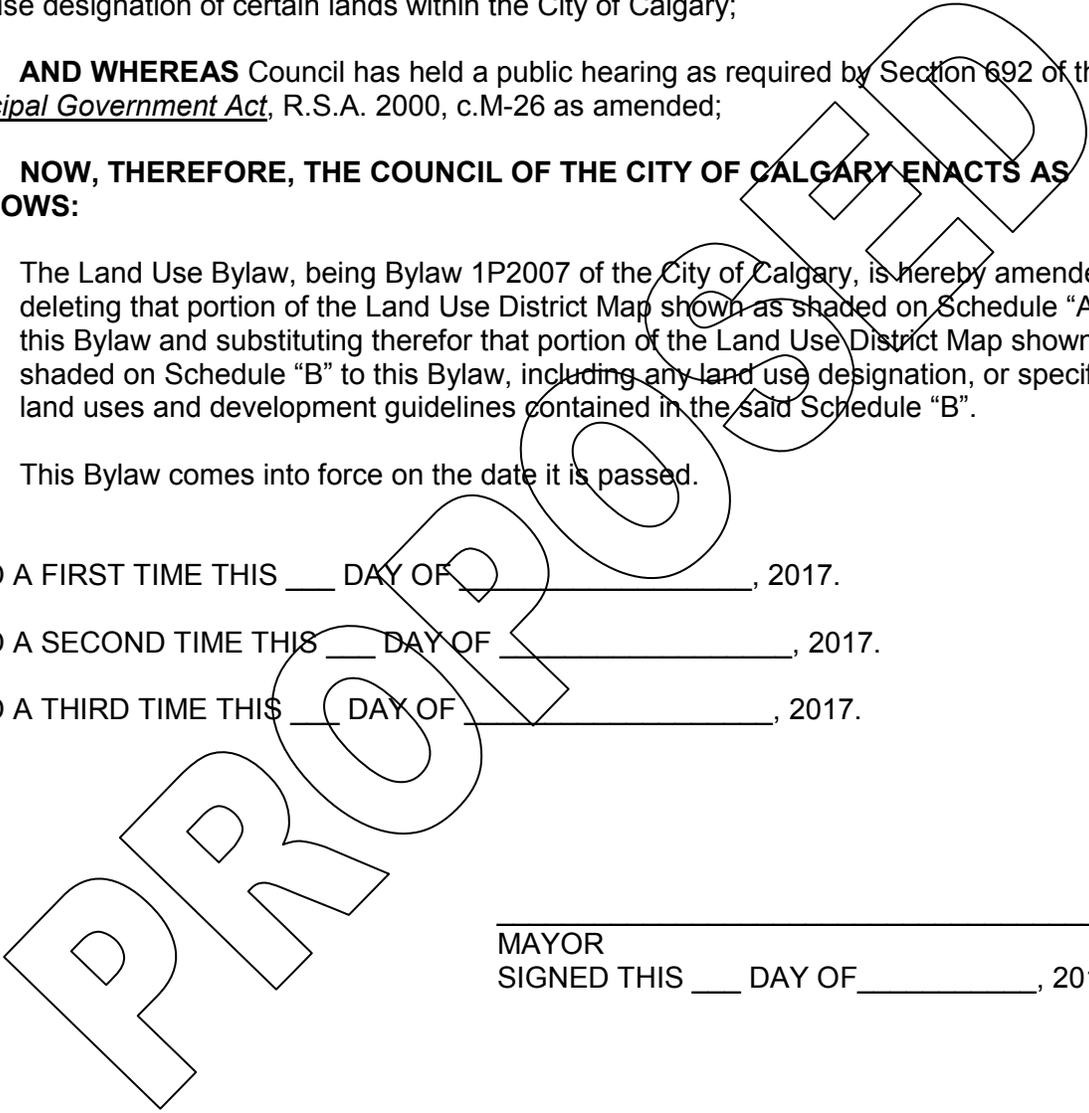
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 ___ DAY OF _____, 2017.

READ A SECOND TIME THIS ___ DAY OF _____, 2017.

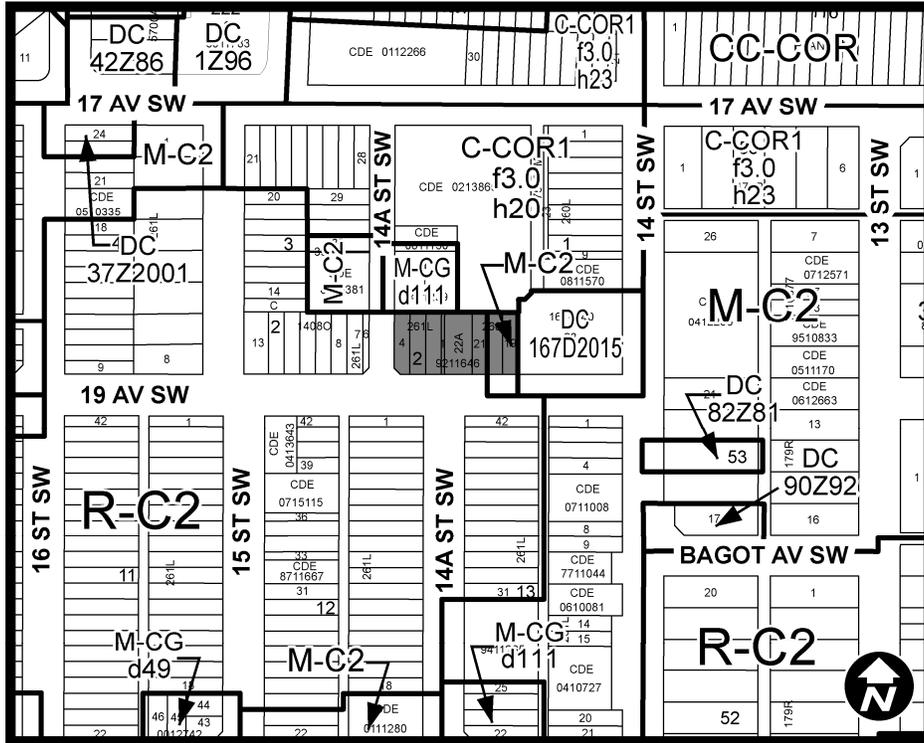
READ A THIRD TIME THIS ___ DAY OF _____, 2017.



MAYOR
SIGNED THIS ___ DAY OF _____, 2017.

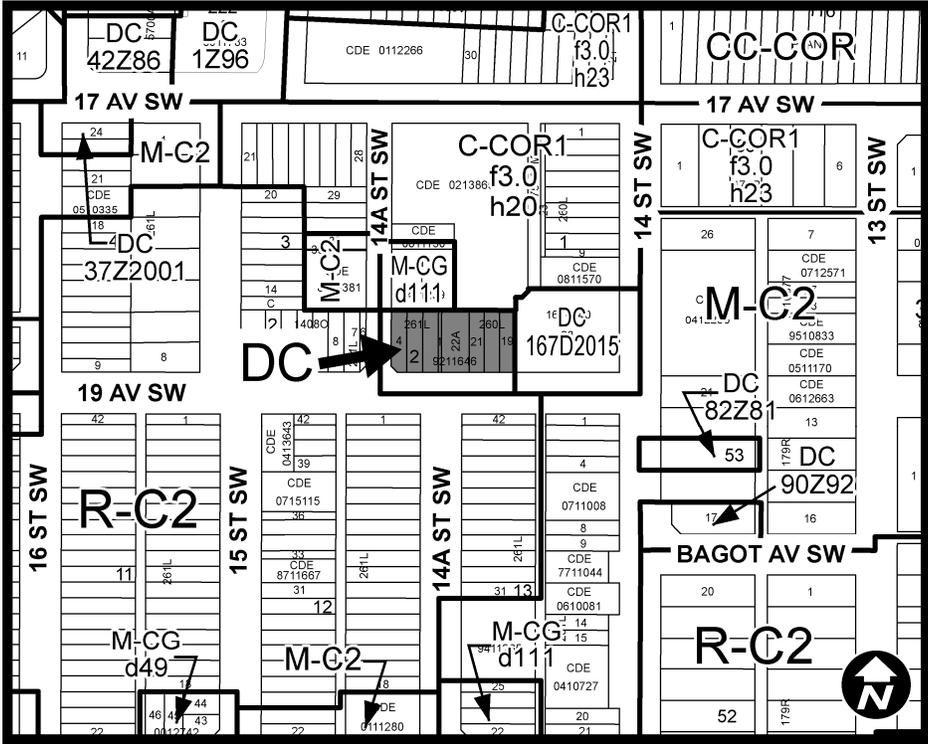
CITY CLERK
SIGNED THIS ___ DAY OF _____, 2017.

SCHEDULE A



PROPOSED

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to:
 - (a) form a positive contribution through architecture and urban design to the vibrancy and activity of the pedestrian environment and the **building's** interfaces with the public realm at **grade**;
 - (b) produce a built form in alignment with a **building** proposal as designed through the concurrent **development permit** process;
 - (c) create a built form where **building height** transitions from high to low in a manner that reduces the shadow impact on adjacent **park** spaces;
 - (d) encourage a **street-oriented multi-residential building** form;
 - (e) establish a contextually-sensitive front yard along 19 Avenue SW; and

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- (f) enable landscaping to complement the design of the **development** and to help screen and buffer elements of the **development** that may have impacts on residents or nearby **parcels**.

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.

Permitted Uses

- 4 The **permitted uses** of the Multi-Residential – High Density Low Rise (M-H1) 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 Low Rise (M-H1) 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 Low Rise (M-H1) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7 The maximum **floor area ratio** is 3.5.

Density

- 8 (1) The minimum **density** is 150 **units** per hectare.
(2) The maximum **density** is 450 **units** per hectare.

Setback Area

- 9 The depth of all **setback areas** must be equal to the minimum **building setback** required in section 10.

Building Setbacks

- 10 (1) Unless otherwise referenced in subsections (2) and (3), the minimum **building setback** from a **property line** shared with a **street** is 6.0 metres.
(2) There is no minimum **building setback** from a **property line** shared with 14A Street SW for a **street-oriented multi-residential building**.
(3) The minimum **building setback** from the **property line** shared with 19 Avenue SW for a **street-oriented multi-residential building** is 3.5 metres.
(4) Unless otherwise referenced in subsection (5), the minimum **building setback** from a **property line** shared with another **parcel** is 3.0 metres, excluding parking access structures.

- (5) The minimum **building setback** from a **property line** shared with another **parcel** is zero metres when the adjoining **parcel** is designated as a:
 - (a) **commercial district**, or
 - (b) M-H1, M-H2, M-H3, or M-X2 District.

Building Height

- 11 (1) Unless otherwise referenced in subsections (2) and (3), the maximum **building height** is 22.0 metres.
- (2) Where a **parcel** shares a **property line** with a **parcel** designated as a M-CG, M-C2, M-2, M-H1, M-H2, M-H3, or M-X2 District, the maximum **building height** referenced in subsection (1) is reduced to 15.0 metres, measured from **grade** within 4.0 metres, of that shared **property line**.
- (3) Measured a minimum of 20.0 metres east of the **property line** shared with 14A Street SW, the maximum **building height** is reduced by two planes each defined by three points (see figure 1). "Plane 1" is defined by points (a), (b), and (c); and "Plane 2" is defined by points (b), (c), and (d); where these points are defined by the following:
- (a) Point (a): the maximum **building height** is reduced to 7.5 metres at the southwest corner of the allowable **building envelope**;
 - (b) Point (b): measured a minimum of 20.0 metres east of the **property line** shared with 14A Street SW, the maximum **building height** is 22.0 metres on the south edge of the allowable **building envelope**;
 - (c) Point (c): the maximum **building height** is 14.0 metres at the northwest corner of the allowable **building envelope**; and
 - (d) Point (d): measured a minimum of 20.0 metres east of the **property line** shared with 14A Street SW, the maximum **building height** is 22.0 metres on the north edge of the allowable **building envelope**.

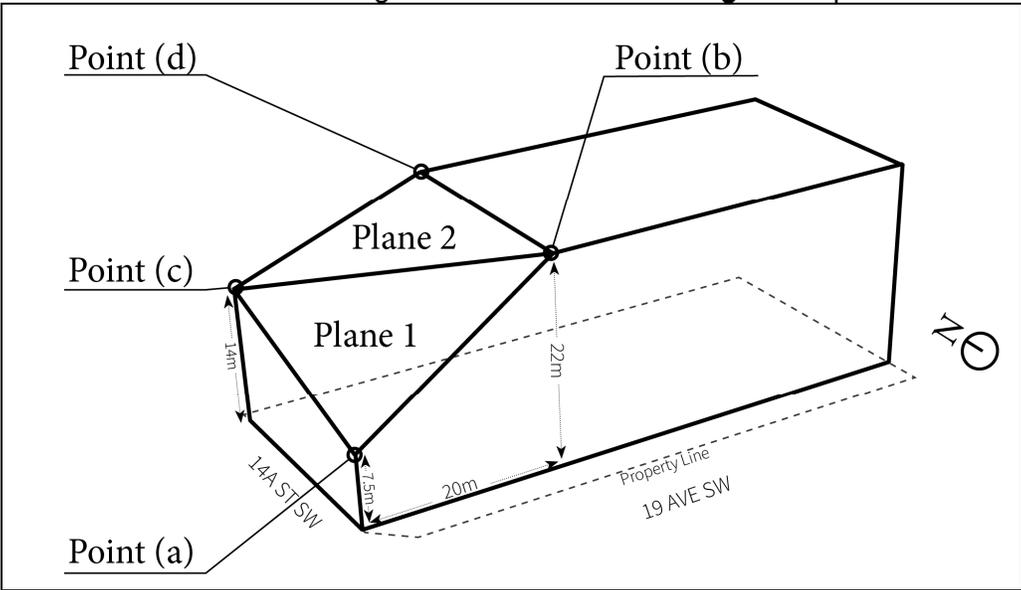


Figure 1. Site specific building height reduction

Rules for Commercial Multi-Residential Uses

- 12 (1) The **use area** of any **commercial multi-residential uses** must not exceed 150.0 square metres.
- (2) The total **use area** of all **commercial multi-residential uses** on the site must not exceed 300.0 square metres.

Required Motor Vehicle Parking Stalls

- 13 The minimum number of **motor vehicle parking stalls**:
- (a) for each **Dwelling Unit** is:
- (i) 0.75 stalls per **unit** for residential parking; and
- (ii) 0.077 **visitor parking stalls**;
- (b) for all other **uses** the minimum requirement referenced in Part 4 of Bylaw 1P2007.

Required Bicycle Parking Stalls

- 14 (1) The minimum number of **bicycle parking stalls** for each **Dwelling Unit** and **Live Work Unit** is:
- (a) 0.6 stalls – class 1 per **unit**; and
- (b) 0.2 stalls – class 2 per **unit**.
- (2) The minimum number of **bicycle parking stalls** for all other **uses** is the minimum requirement referenced in Part 4 of Bylaw 1P2007.

Rules for Street Oriented Multi-Residential Buildings

- 15 (1) 85.0 per cent of **units** and **commercial multi-residential uses** located at **grade** with an exterior wall facing a **street** must provide the following:
- (a) an individual exterior access within 6.0 metres of a **property line** shared with a **street**; and
- (b) sidewalks that provide direct exterior access to the **unit** or **commercial multi-residential use**.