

**BYLAW NUMBER 262D2017**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT LOC2017-0043)**

\*\*\*\*\*

**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.

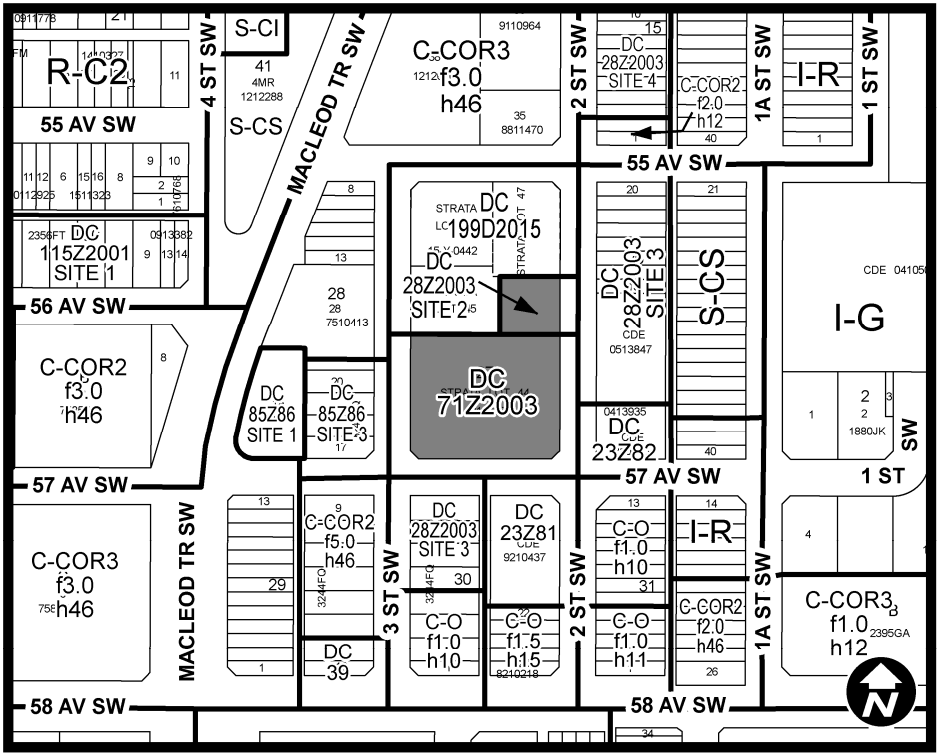
READ A SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

READ A THIRD TIME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
MAYOR  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

\_\_\_\_\_  
CITY CLERK  
SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2017.

SCHEDULE A



PROPOSED

[illegible]

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**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 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.

**Floor Area Ratio**

- 7 (1) The minimum **floor area ratio** is 2.0.  
(2) The maximum **floor area ratio** is 5.0.

**Density**

- 8 (1) There is no minimum **density**.  
(2) There is no maximum **density**.

**Rules for Commercial Multi-Residential Uses**

- 9 (1) Unless otherwise referenced in subsection (2), **commercial multi-residential uses** must:
- (a) be contained completely within the **building**;
  - (b) be located on the floor closest to **grade** of a **main residential building**; and
  - (c) not share a hallway with **Dwelling Units**.
- (2) A **Counselling Service, Information and Service Provider, Office or Service Organization** may be located on the second **storey** of the **main residential building** provided they:
- (a) are contained completely within the **building**; and
  - (b) do not share a hallway with **Dwelling Units**.
- (3) The maximum **use area** for each **commercial multi-residential use** is 75.0 square metres.
- (4) Parking areas for **commercial multi-residential uses** must:

- (a) be separated from residential parking areas; and
- (b) be located a minimum distance of 5.0 metres from a **parcel** designated as a **low density residential district** in the case of a surface parking area.

#### Motor Vehicle Parking Stalls

- 10 (1) For **commercial multi-residential uses**, the **motor vehicle parking stall** requirements in Part 4 of Bylaw 1P2007 may be relaxed by 50.0 per cent.
- (2) For a **building** that contains three or more **units** with shared entrance facilities in a **Multi-Residential Development** and **Multi-Residential Development – Minor**, the **minimum motor vehicle parking stall** requirement for each **Dwelling Unit** and **Live Work Unit** is 1.0 stall.
- (3) Notwithstanding subsection (2) **motor vehicle parking stalls** are not required for **Dwelling Units** that are 37.16 square metres or less in area. Up to a maximum of 50.0 per cent of the **units** on a site may be 37.16 square metres in area or less.
- (4) The **Development Authority** may consider relaxation of the required **motor vehicle parking stalls** for a **development** where a parking study submitted as part of a **development permit** application demonstrates that the **motor vehicle parking stalls** requirement should vary from the requirement of this Direct Control District, and the test for relaxations as set out in Bylaw 1P2007 is met.

#### Development Authority – Power and Duties for Relaxations

- 11 The **Development Authority** may relax the rules in sections 7, 9 and 10 of this Direct Control District provided the test for relaxations as set out in Bylaw 1P2007 is met.