

PROPOSED

CPC2020-0489
ATTACHMENT 2

BYLAW NUMBER 77D2020

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2019-0101/CPC2020-0489)**

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 _____

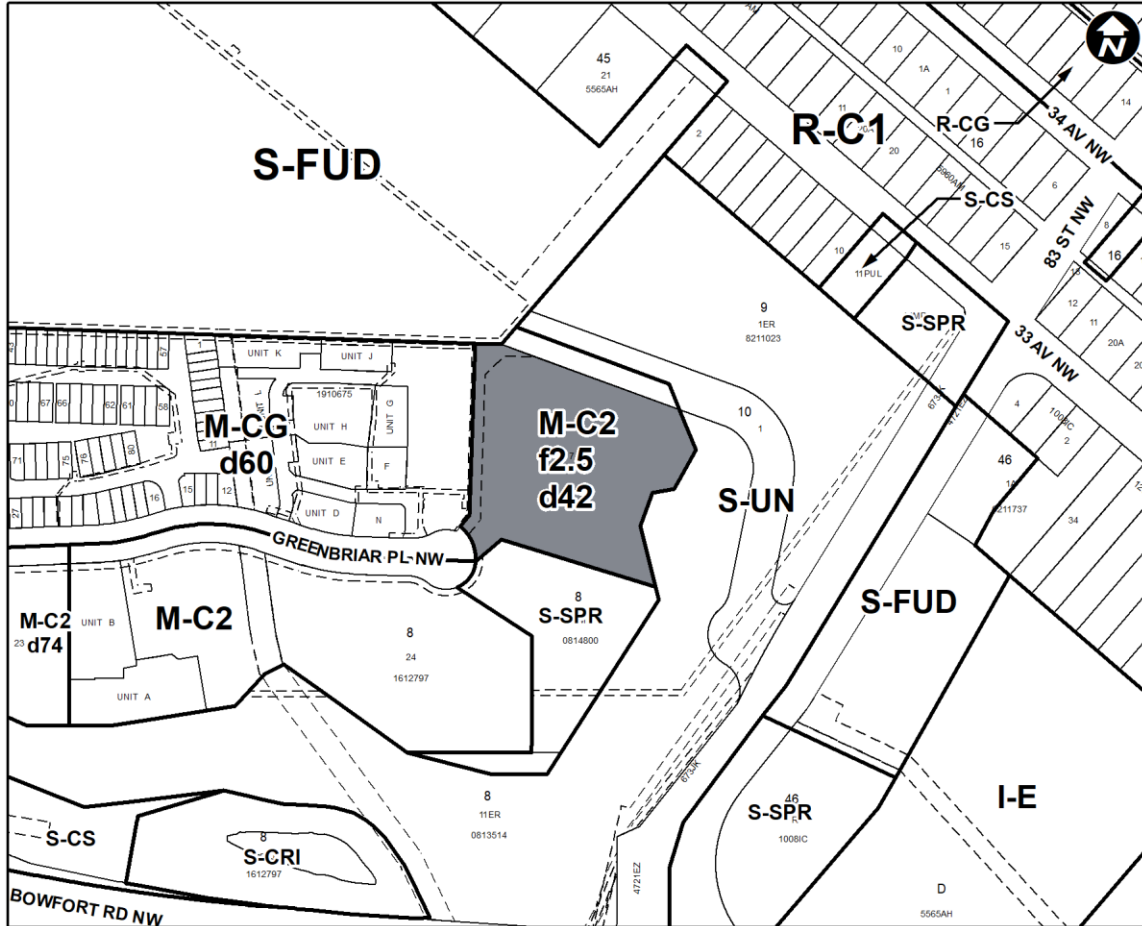
CITY CLERK

SIGNED ON _____

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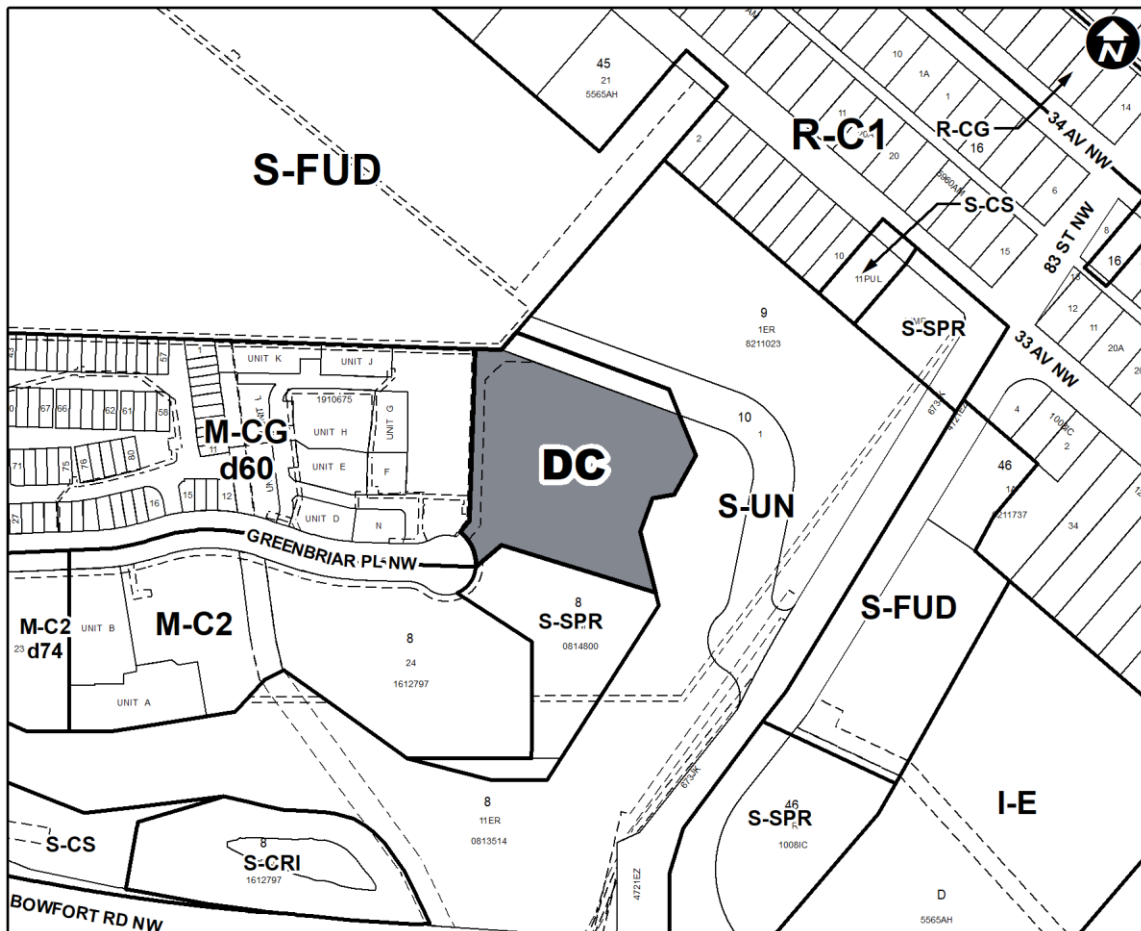
SCHEDULE A



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SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to:
 - (a) minimize building height visibility impacts to the surrounding community and natural landscape;
 - (b) facilitate grade-oriented multi-residential development with enhanced landscaping opportunity that responds to the unique characteristics, constraints, and prominent location of the site.

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.

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Reference to Bylaw 1P2007

- 3 Within this Direct Control District Bylaw, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

General Definitions

- 4 In this Direct Control District Bylaw:

- (1) “**east reference property line**” means a line shown on Schedule C of this Direct Control District Bylaw that:
- (a) connects the south **property line** with the north **property line** of the subject site;
 - (b) is located 10.0 metres west of the eastern most end of the south **property line**; and
 - (c) is drawn perpendicular to the south **property line**.
- (2) “**reference grade**” is the geodetic elevation of 1118.0 metres.
- (3) “**transition area**” is the area identified within the **parcel** on Schedule C of this Direct Control District Bylaw.

Permitted Uses

- 5 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

- 6 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

- 7 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

- 8 The maximum **floor area ratio** is 2.0.

At Grade Orientation of Units

- 9 A **unit** in a **Multi-Residential Development** that is located on the floor closest to **grade** must have an individual, separate, direct access to **grade**.

Setback Areas

- 10 The depth of all **setback areas** must be equal to the minimum **building setbacks** required in Section 11 of this Direct Control District Bylaw.

Building Setbacks

- 11 (1) The minimum **building setback** from the north **property line** and “**east reference property line**” is 18.0 metres.

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- (2) The minimum **building setback** from the portion of the west **property line** as indicated in Schedule C is 13.0 metres.
- (3) The minimum **building setback** from the portion of the south **property line** as indicated on Schedule C is 3.0 metres.

Landscaping

12 At least 90.0 per cent of the required **landscaped area** must be provided at **grade**.

Building Height

- 13 (1) Unless otherwise referenced in subsections (2), (3), (4), (5) and (6), the maximum height of any **building** is 32.0 metres measured from the “**reference grade**”, excluding **ancillary structures**, as identified on Schedule C of this Direct Control District Bylaw.
- (2) Unless otherwise referenced in subsection (6), and as indicated on Schedule C and Illustration 1, the maximum height of any **building** from the north **property line**:
- (a) is 10.0 metres measured from the “**reference grade**” at the north **property line**; and
 - (b) increases at a 18.4 degree angle to a maximum of 32.0 metres measured from the “**reference grade**” at a distance of 66.0 metres from the north **property line**.
- (3) Unless otherwise referenced in subsection (6), and as indicated on Schedule C and Illustration 2, the maximum height of any **building** from the “**east reference property line**”:
- (a) is 3.0 metres measured from the “**reference grade**” at the “**east reference property line**”; and
 - (b) increases at a 35.5 degree angle to a maximum height of 32.0 metres measured from the “**reference grade**” at a distance of 40.0 metres from the “**east reference property line**”.
- (4) From the portion of the west **property line** as indicated on Schedule C and Illustration 3, the maximum height of any **building** is:
- (a) 16.0 metres measured from the “**reference grade**” within 16.0 metres of that west **property line**; and
 - (b) 32.0 metres measured from “**reference grade**” at a distance greater than or equal to 16.0 metres from that west **property line**.
- (5) From the portion of the south **property line** as indicated on Schedule C and Illustration 4, the maximum height of any **building** is:

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- (a) 16.0 metres measured from the “**reference grade**” within 6.0 metres of that south **property line**; and
 - (b) 32.0 metres measured from the “**reference grade**” at a distance greater than or equal to 6.0 metres from that south **property line**.
- (6) As indicated on Schedule C, the maximum height of any **building** in the “**transition area**” is 10.0 metres measured from the “**reference grade**”.

Illustrations: Building Height

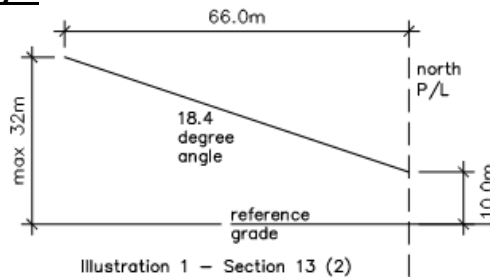


Illustration 1 - Section 13 (2)

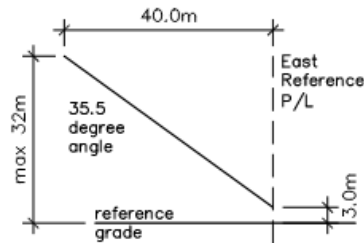


Illustration 2 - Section 13 (3)

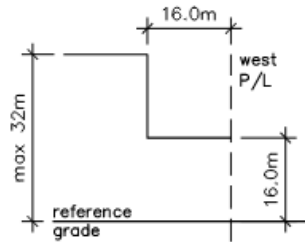


Illustration 3 - Section 13 (4)

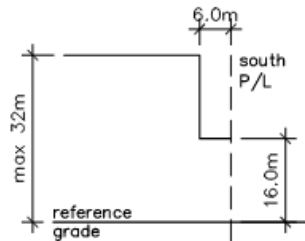


Illustration 4 - Section 13 (5)

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Relaxations

- 14 The *Development Authority* may relax the rules contained in Sections 7, 9, 11, 12 and 13 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

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SCHEDULE C

