

BYLAW NUMBER 31D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2014-0190)**

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 23RD DAY OF JANUARY, 2017.

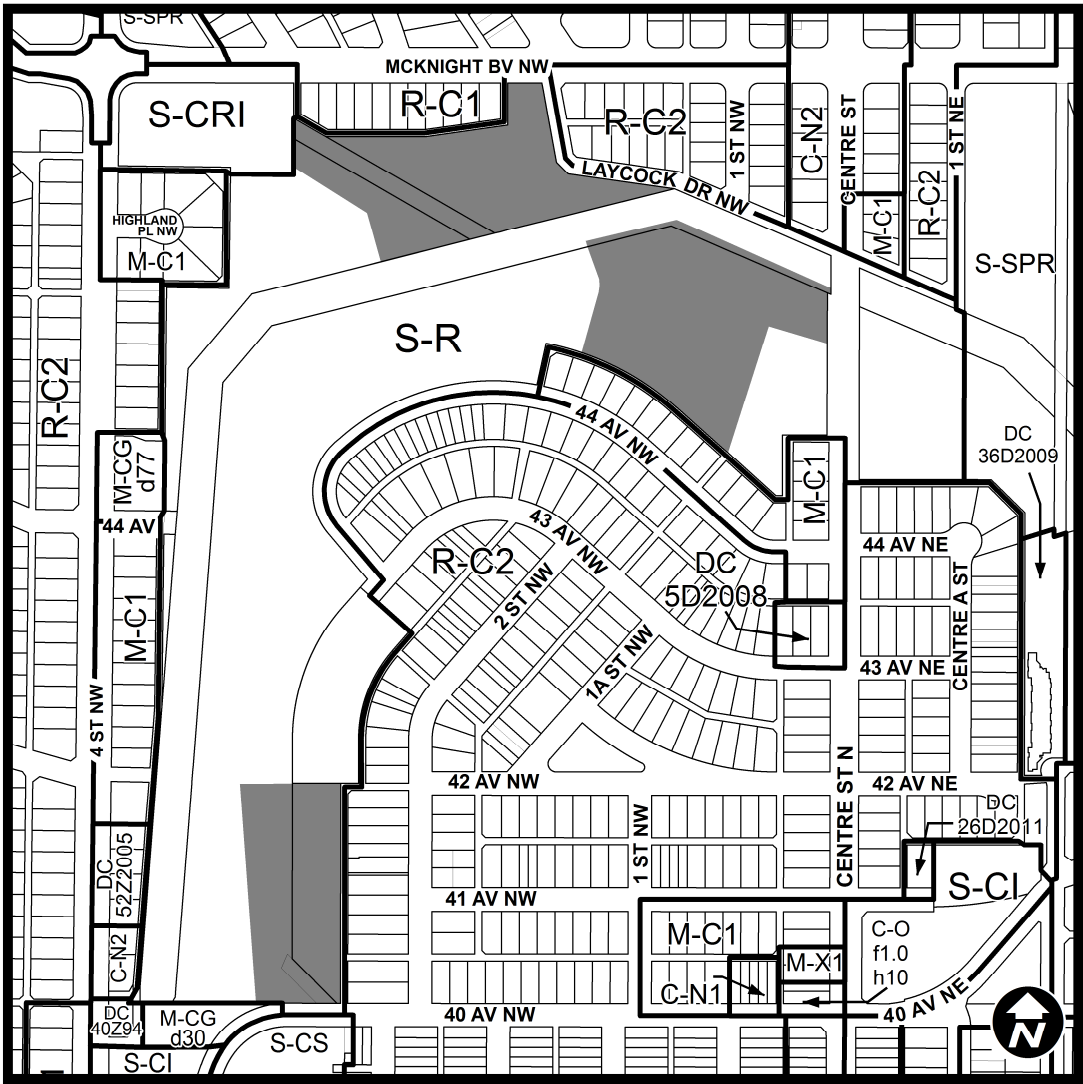
READ A SECOND TIME, AS AMENDED, THIS 23RD DAY OF JANUARY, 2017.

READ A THIRD TIME, AS AMENDED, THIS ____ DAY OF _____, 2017.

MAYOR
SIGNED THIS ____ DAY OF _____, 2017.

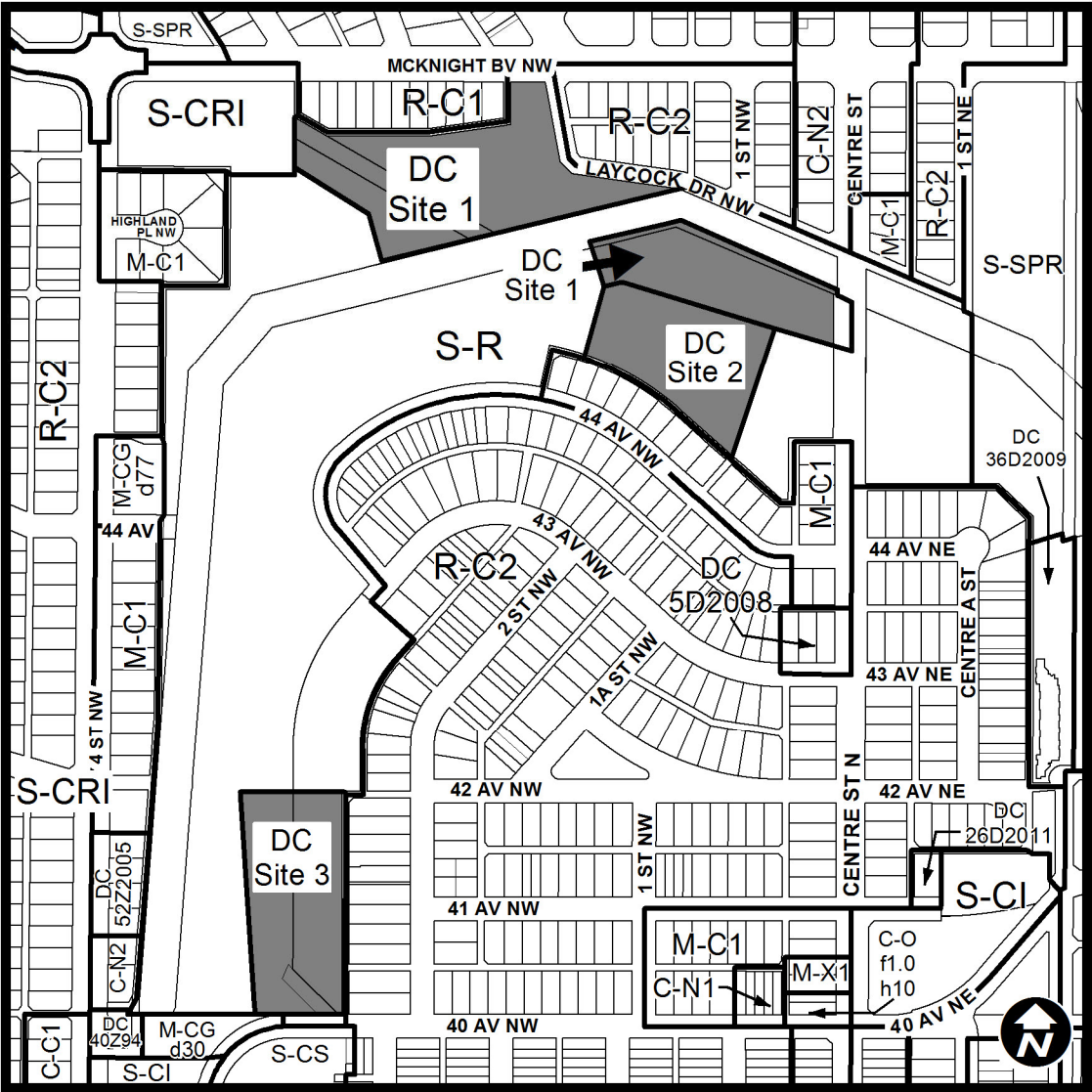
CITY CLERK
SIGNED THIS ____ DAY OF _____, 2017.

SCHEDULE A



PROPOSED

SCHEDULE B



DC DIRECT CONTROL DISTRICT

PROPOSED

Purpose

- 1 This Direct Control is intended to:
- (a) prescribe a **building** form that is **street** oriented;
 - (b) allow for a limited range of support commercial **uses**;
 - (c) impose **building height** and **setback area** restrictions that are sensitive to adjoining **low density residential districts**;
 - (d) provide medium **density Multi-Residential Development** with reduced **building height** and **building** mass to respect the **adjacent low density residential districts**; and
 - (e) adhere **building development** to slope adaptive principles as topography dictates.

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 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.

Density

- 7 (1) The minimum **density** for **parcels** is 90.0 **units** per hectare.
- (2) There is no maximum **density**.

Setback Area

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

Building Setbacks

- 9 (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.
- (3) The maximum **building setback** from a **property line** shared with a **street** is 4.5 metres.
- (4) The minimum **building setback** from a **property line** shared with a **lane** is 13.0 metres.
- (5) The minimum **building setback** from a **property line** shared with another **parcel** is 1.2 metres.

Building Height

- 10 (1) Unless otherwise referenced in subsection (2), the maximum **building height** on site 1 is 26.0 metres.
- (2) 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) 26.0 metres measured from **grade** at a distance greater than 3.0 metres from that shared **property line**.
- (3) The maximum **building height** on site 2 and 3 is 20.0 metres.

Building Design

- 11 **Multi-Residential Development** must be provided in a **street oriented multi-residential building**.

Additional Landscaping Requirements

- 12 In addition to the required landscaping, a minimum of 1.0 tree must be planted for every 25.0 square metres within the first 10.0 metres of the **building setback** from a **property line** shared with a **lane**.

Relaxation

- 13** The ***Development Authority*** may relax the rules contained in sections 8, 9, and 10 to a maximum of 10 percent in this Direct Control District provided the test for relaxation in accordance with Sections 31 and 36 of Bylaw 1P2007 is met.

Access

- 14** No access is permitted from a ***lane***.

PROPOSED