

PROPOSED

CPC2020-1352
ATTACHMENT 3

BYLAW NUMBER 19D2021

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2020-0053/CPC2020-1352)**

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 replacing it with 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

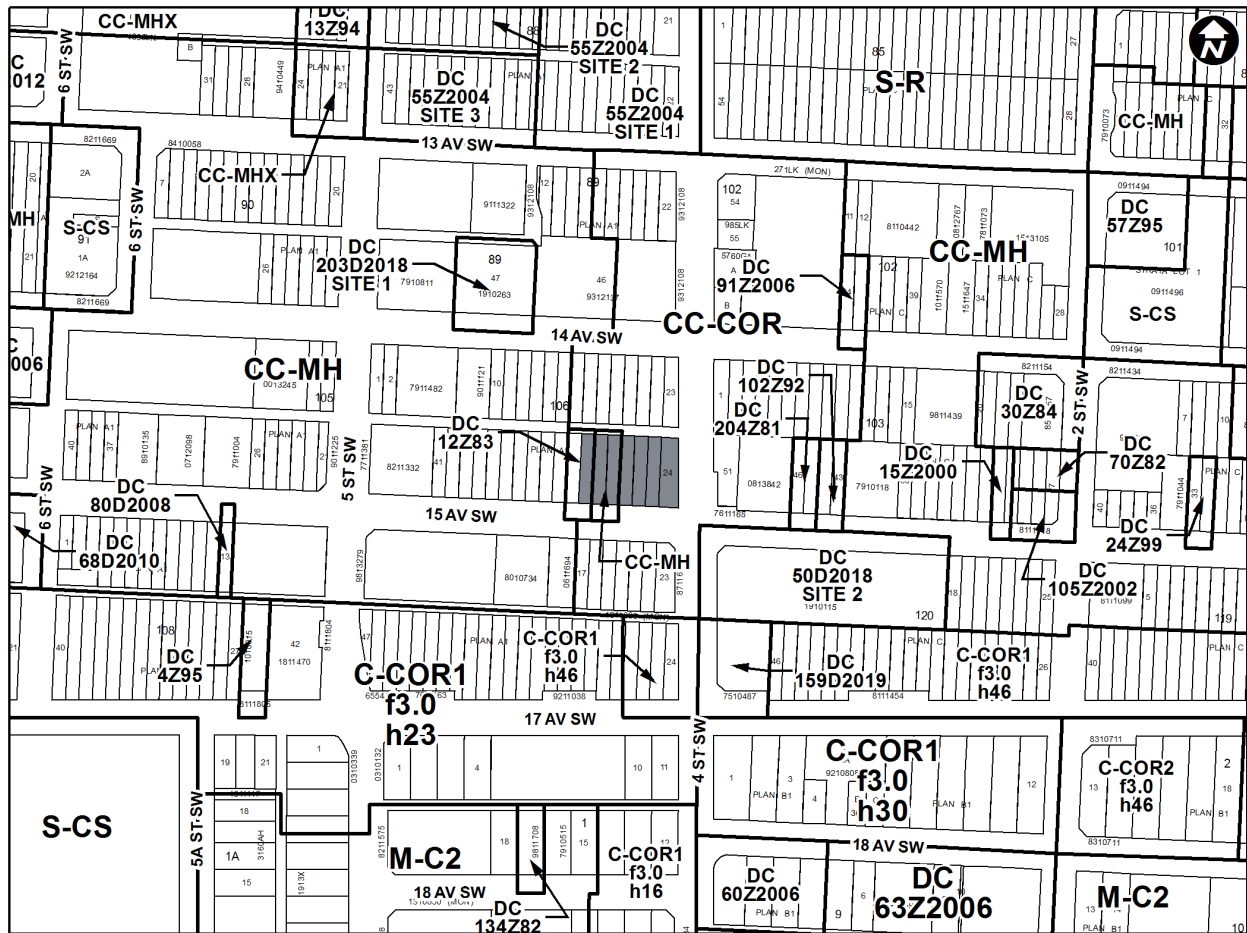
SIGNED ON _____

CITY CLERK

SIGNED ON _____

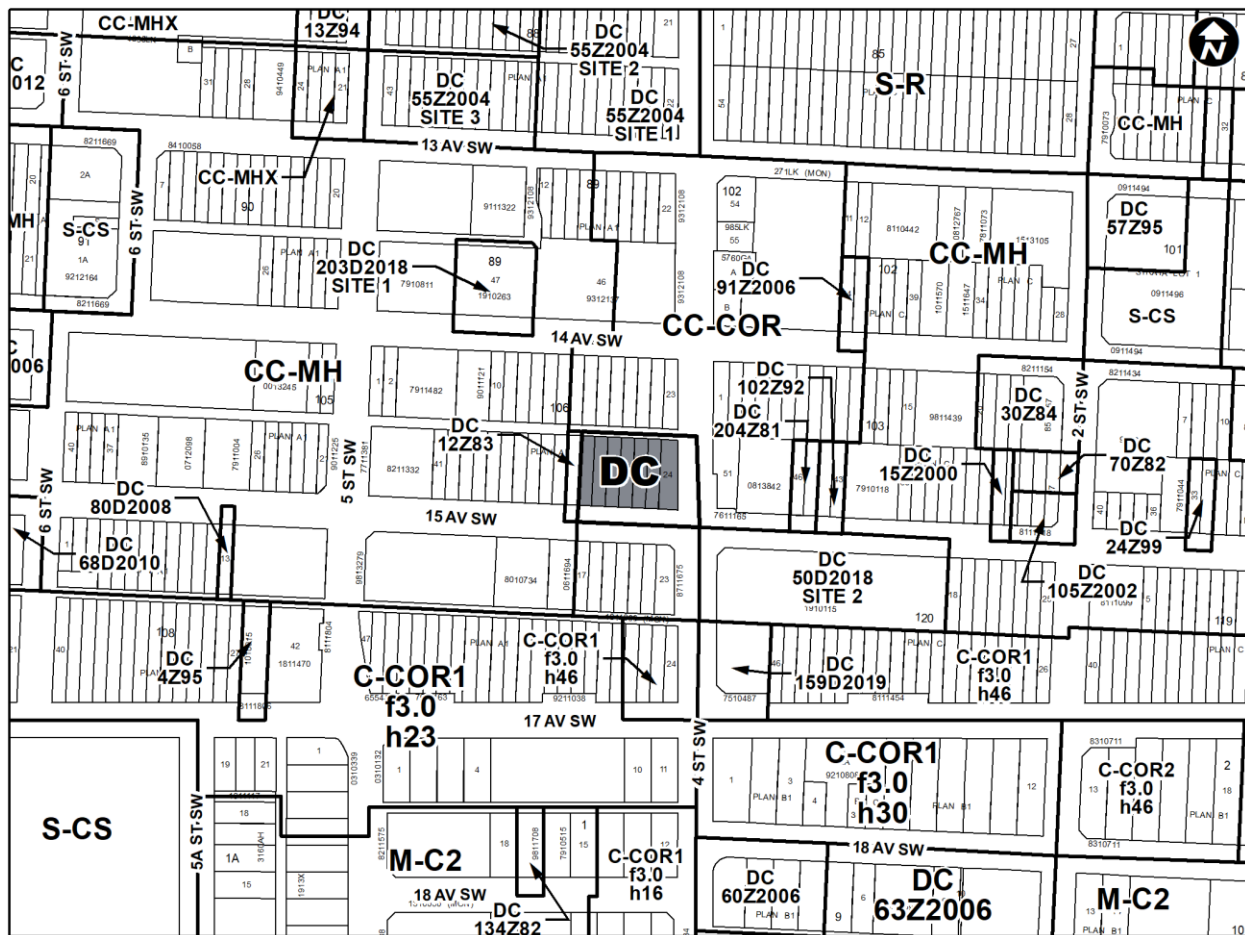
**AMENDMENT LOC2020-0053/CPC2020-1352
BYLAW NUMBER 19D2021**

SCHEDULE A



**AMENDMENT LOC2020-0053/CPC2020-1352
BYLAW NUMBER 19D2021**

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) provide for high-density residential development with commercial uses at grade; and
- (b) incentivize the provision of affordable housing.

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 deemed to be a reference to the section as amended from time to time.

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Permitted Uses

- 4 The **permitted uses** of the Centre City Multi-Residential High Rise Support Commercial District (CC-MHX) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Centre City Multi-Residential High Rise Support Commercial District (CC-MHX) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Centre City Multi-Residential High Rise Support Commercial District (CC-MHX) of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7 (1) Unless otherwise provided in subsections (2) or (3), the maximum cumulative **floor area ratio** for the **parcels** in this Direct Control District is 5.0.
- (2) The maximum cumulative **floor area ratio** referenced in subsection (1) may be increased to a maximum of 9.0 in accordance with the bonus provisions contained in subsection 8(1) of this Direct Control District Bylaw.
- (3) Where the **floor area ratio** has been increased in accordance with subsection (2), the maximum **floor area ratio** may be further increased by a **floor area ratio** of 2.0, to a maximum of 11.0, in accordance with the bonus provisions contained in subsection 8(2) of this Direct Control District Bylaw.

Bonus Provisions

- 8 (1) For the purposes of subsection 7(2) of this Direct Control District Bylaw:
- (a) the bonus provisions of Part 11, Division 7 of Bylaw 1P2007 apply in this Direct Control District; and
 - (b) Public Amenity Items 1 through 13 in Table 6.1 of Part 11, Division 7 of Bylaw 1P2007 may be used to increase the maximum cumulative **floor area ratio** for the **parcels** in this Direct Control District.
- (2) For the purposes of subsection 7(3) of this Direct Control District Bylaw, where a **development** provides affordable housing **units** within the **development parcel** in accordance with a Housing Agreement approved by the **City** and in a number, location and design acceptable to the **City**, or other bona fide non-market housing provider recognized by the **City**, the maximum cumulative **floor area ratio** for **parcels** in this Direct Control District may be increased in accordance with the following formula:

Incentive **gross floor area** (square metres) = ((total construction cost (\$) divided by (Incentive Rate 1 (\$) multiplied by 0.75)) + (**gross floor area** (square metres) of affordable housing **units**) multiplied by 2.

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Floor Plate Restriction

- 9 Each floor of a **building** located partially or wholly above 36.0 metres from **grade** has a maximum **floor plate area** of 800.0 square metres.

Building Height

- 10 (1) Unless otherwise provided in subsection (2), there is no maximum **building height**.
- (2) The maximum **building height** is 36.0 metres within:
- (a) 19.0 metres of the **property line** shared with 4 Street SW;
 - (b) 5.0 metres of the **property line** shared with the parcel to the west; and
 - (c) 9.0 metres of the centre line of the **lane**.

Building Orientation

- 11 (1) Each at **grade use** facing a **street** must have an individual, direct access to the **use** from the **building** exterior and such access must face the **street**.
- (2) Lobbies or entrances for upper floor **uses** must not occupy more than 20.0 per cent of the at **grade** façade facing a **street**.
- (3) No motor vehicle access, **motor vehicle parking stalls**, **loading stalls**, garbage facilities, parkade access/egress or parkade venting may be located between the **street** and an at **grade use**.

Relaxations

- 12 The **Development Authority** may relax the rules contained in Sections 6, 10 and 11 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.