

PROPOSED

CPC2020-1348
ATTACHMENT 3

BYLAW NUMBER 11D2021

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2020-0101/CPC2020-1348)**

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 _____

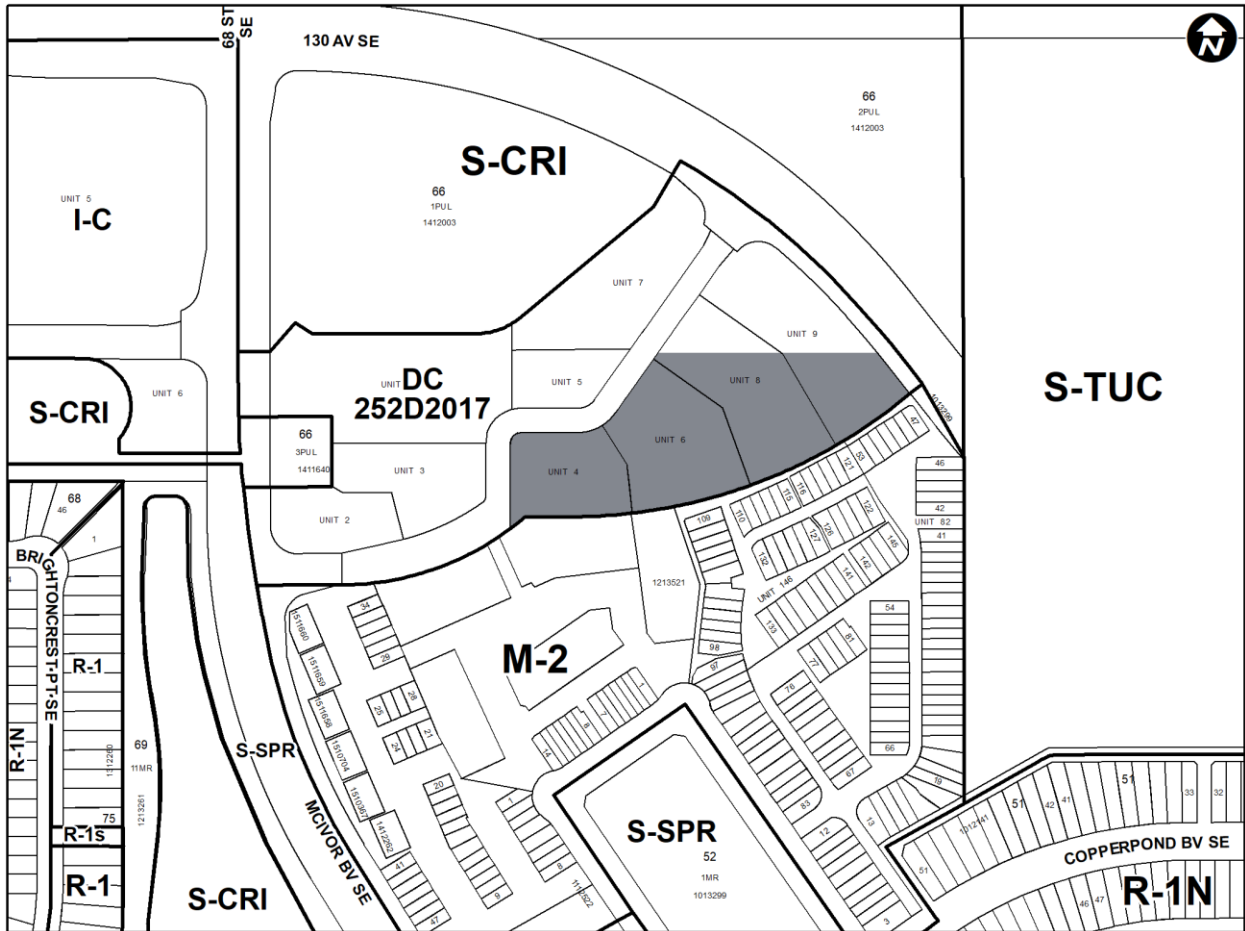
CITY CLERK

SIGNED ON _____

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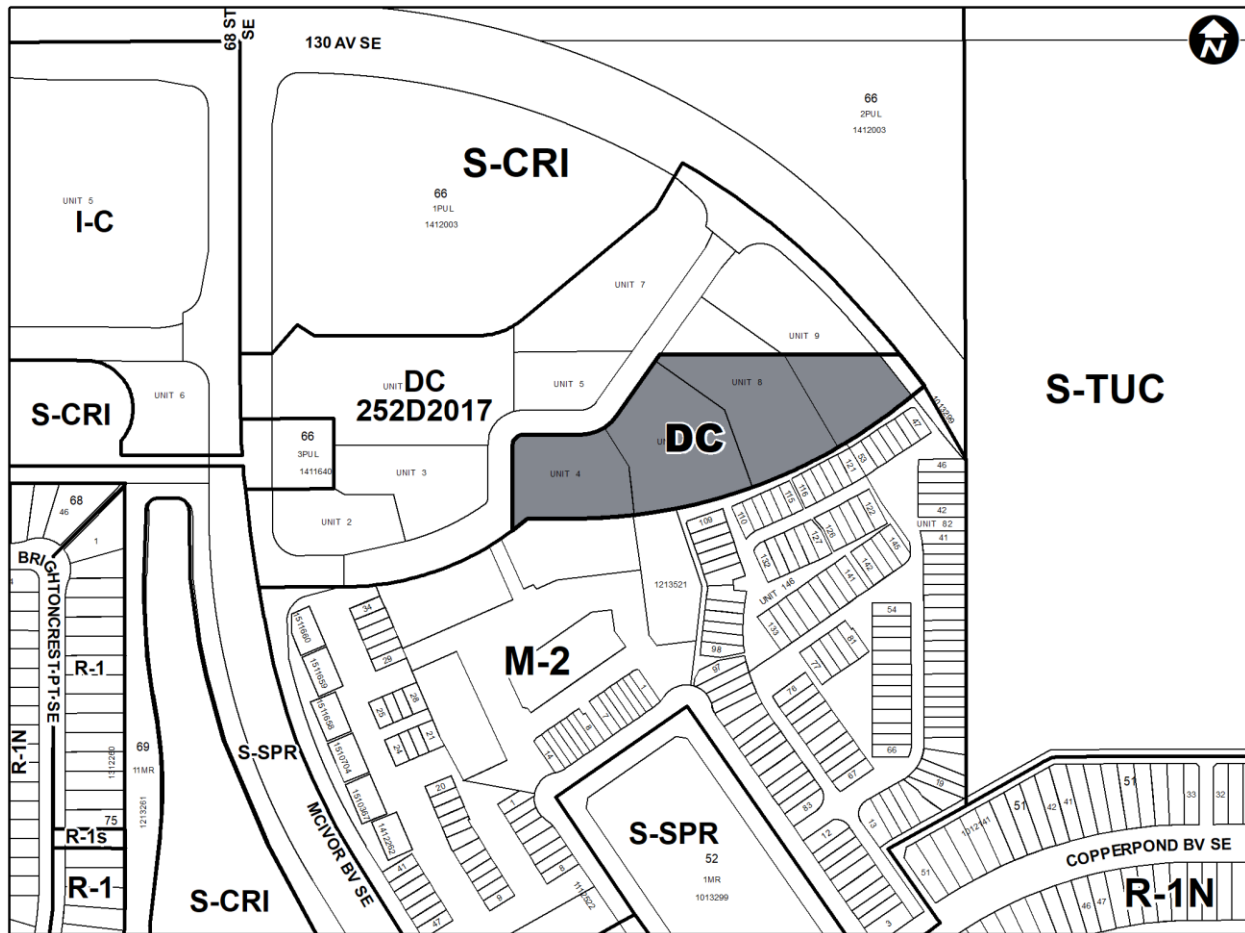
SCHEDULE A



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SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to allow for mixed-use development with specific guidelines to provide an appropriate transition between adjacent residential and industrial lands.

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.

Permitted Uses

- 4 The *permitted uses* of the Mixed Use - General (MU-1) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

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Discretionary Uses

5 The ***discretionary uses*** of the Mixed Use - General (MU-1) 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 Mixed Use - General (MU-1) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

7 The maximum ***floor area ratio*** is 2.5.

Building Height

8 (1) Unless otherwise referenced in subsection (2), the maximum ***building height*** is 22.0 metres.

(2) Where a ***parcel*** shares a ***property line*** with a ***parcel*** designated as a ***residential district***, the maximum ***building height*** is 16.0 metres measured from ***grade*** within 14.0 metres of that shared ***property line***.

Rules for Setback Area Adjacent to Residential Districts

9 Where a ***parcel*** shares a ***property line*** with a ***parcel*** designated as a ***residential district*** the ***setback area*** must have:

- (a) a minimum depth of 10.0 metres; and
- (b) a ***landscaped*** berm of a minimum 1.5 metres in height within the ***setback area***.

Relaxations

10 The ***Development Authority*** may relax the rules contained in Section 6, 7, 8, and 9 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.