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 B

DC DIRECT CONTROL DISTRICT

PROPOSED
Purpose
1 This Direct Control is intended to:
   (a) provide for Multi-Residential Development that allows for higher density and
taller buildings;
   (b) provide for Multi-Residential Development that will accommodate varying
building densities and heights within a block;
   (c) prescribe a built form that is street oriented; and
   (d) provide the opportunity for a mix of uses located on the ground floor.

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 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 discretionary uses in this Direct Control District.

Bylaw 1P2007 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 0.8.
   (2) The maximum floor area ratio is 5.0.

Density
8 (1) The minimum density for parcels is 90.0 units per hectare.
   (2) There is no maximum density.
Setback Area
9 The depth of all setback areas must be equal to the minimum building setback required in section 10.

Building Setbacks
10 (1) Unless otherwise referenced in subsections (2) and (3), 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 6.0 metres.

(4) Where a side setback area shares a property line with a lane that separates the parcel from a parcel fronting onto Centre Street, the side setback area must have a minimum depth of 3.0 metres.

(5) Where a side setback area shares a property line with a lane, in all other cases, the minimum building setback from a property line shared with a lane is 13.0 metres.

(6) The minimum building setback from a property line shared with another parcel is 1.2 metres.

Building Height
11 (1) Unless otherwise referenced in subsections (2) and (3), the maximum building height is 52.0 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) 52.0 metres measured from grade at a distance greater than 3.0 metres of that shared property line.

(3) Where a parcel shares a property line with a lane or another parcel, the maximum building height referenced in subsection (1) is reduced to 20.0 metres measured from grade within 6.0 metres of that shared property line.
Building Design
12  (1) Multi-Residential Development must be provided in a street-oriented multi-residential building.

(2) The massing of a building taller than 20.0 metres must step back a minimum of 3.0 metres from the front façade. The step back must occur within the first 16.0 metres of the building height.

Additional Landscaping Requirements
13 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 that is not adjacent to parcels fronting Centre Street.

Relaxation
14 The Development Authority may relax the rules contained in sections 9, 10, and 11 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.