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 A

PROPOSED
Purpose
1 This Direct Control is intended to:

(a) provide for midrise street oriented multi-residential buildings that are sensitive to adjacent low density residential districts; and

(b) provide appropriate transitions in building heights and setbacks from the adjacent low density residential districts.

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 – Medium Profile (M-2) District of Bylaw 1P2007 are the permitted uses in this Direct Control District.

Discretionary Uses
5 The discretionary uses of the Multi-Residential – Medium Profile (M-2) 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 Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 apply in this Direct Control District.

Setback Area
7 The depth of all setback areas must be equal to the minimum building setback required in section 8.

Building Setbacks
8 (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

9 (1) Unless otherwise referenced in subsections (2) and (3) the maximum building height is 20.0 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) 20.0 metres measured from grade at a distance greater than 3.0 metres of that shared property line.

(3) Notwithstanding subsection (2), where a parcel shares a property line with a street adjacent to low density residential districts the maximum building height is 12.0 metres measured from grade within 10.0 metres of that shared property line.

Building Design

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

Additional Landscaping Requirements

11 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

12 The Development Authority may relax the rules contained in sections 7, 8, and 9 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.