

BYLAW NUMBER 140D2016

**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.

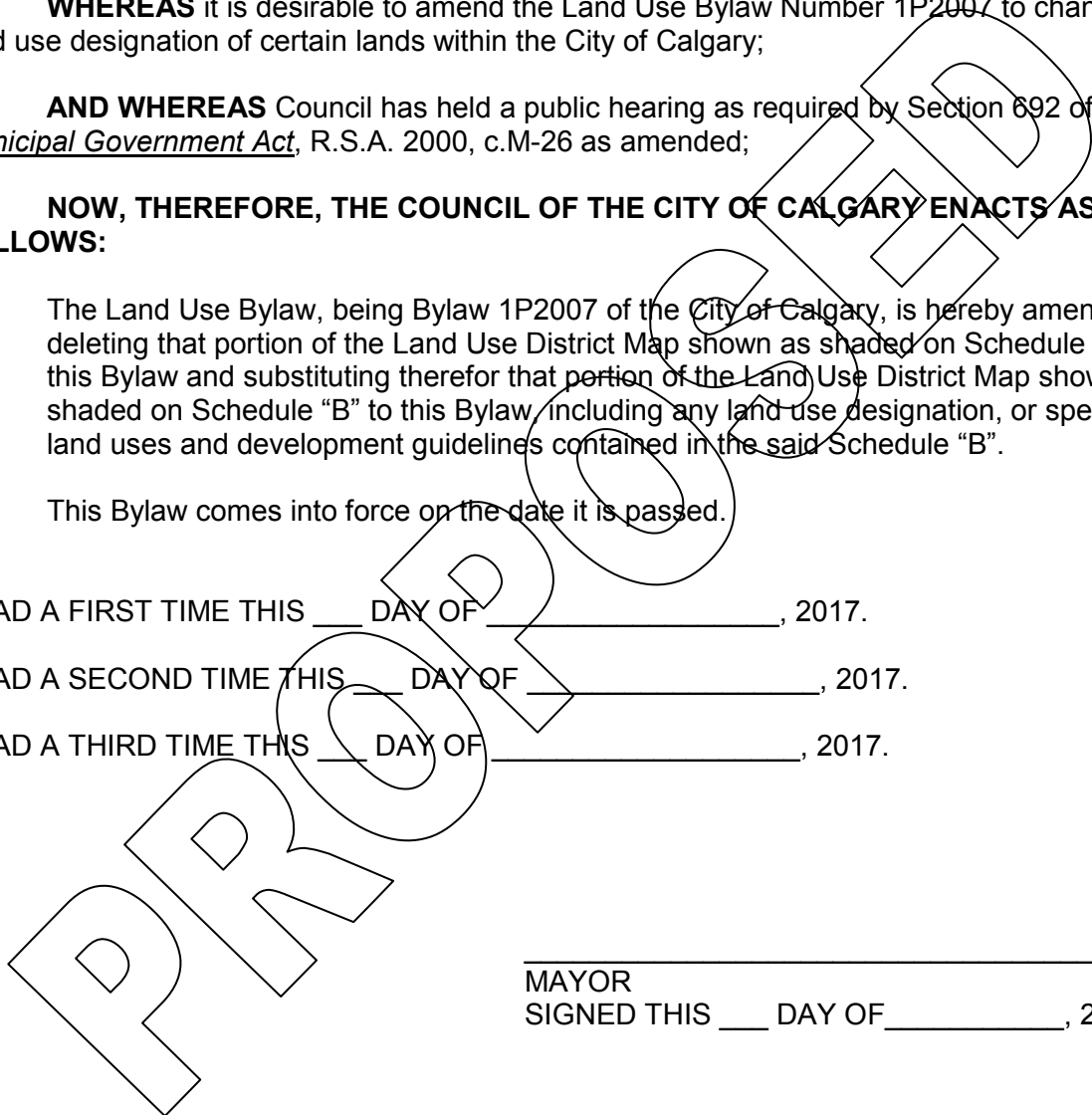
READ A FIRST TIME THIS ___ DAY OF _____, 2017.

READ A SECOND TIME THIS ___ DAY OF _____, 2017.

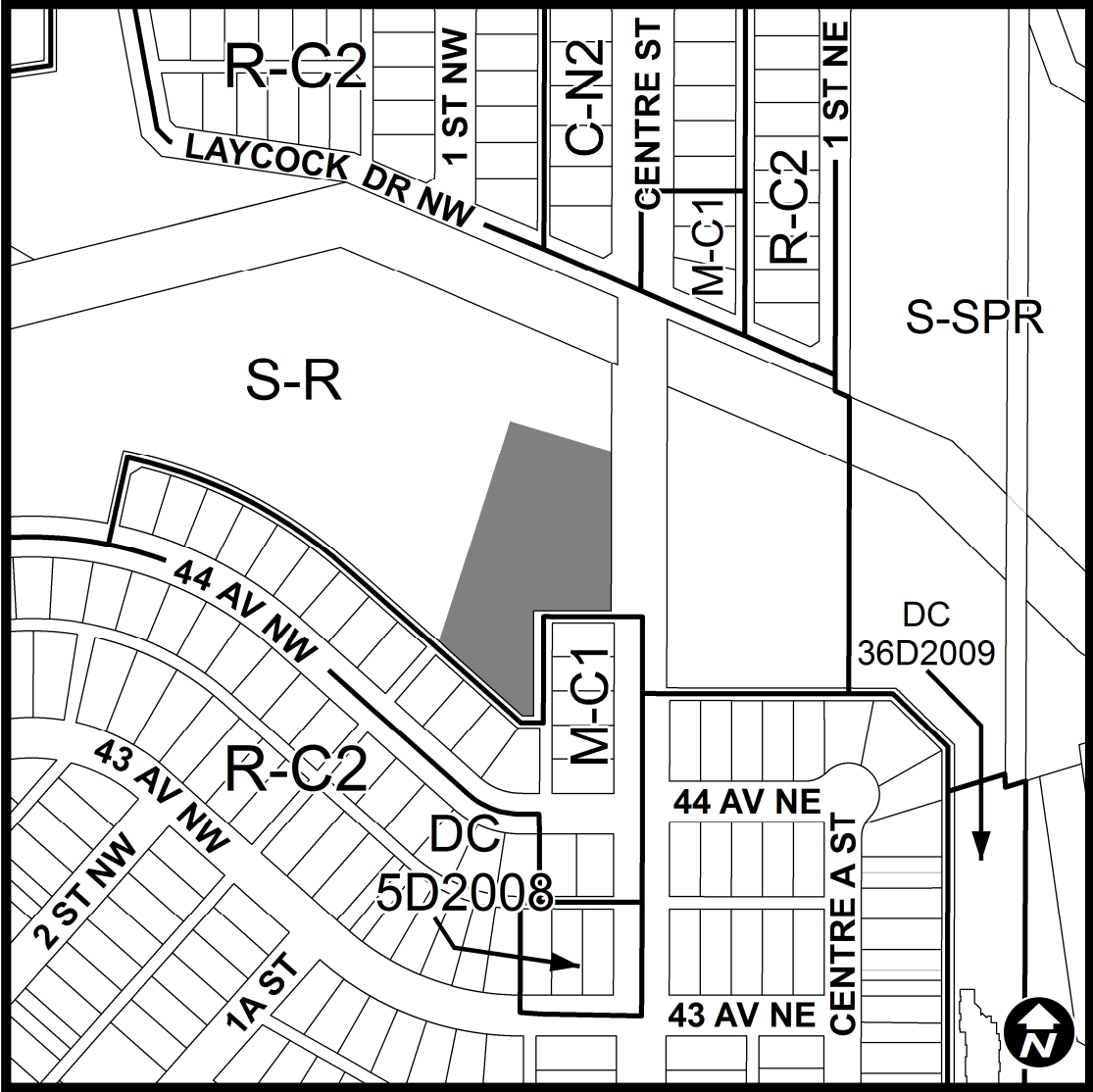
READ A THIRD TIME THIS ___ DAY OF _____, 2017.

MAYOR
SIGNED THIS ___ DAY OF _____, 2017.

CITY CLERK
SIGNED THIS ___ DAY OF _____, 2017.

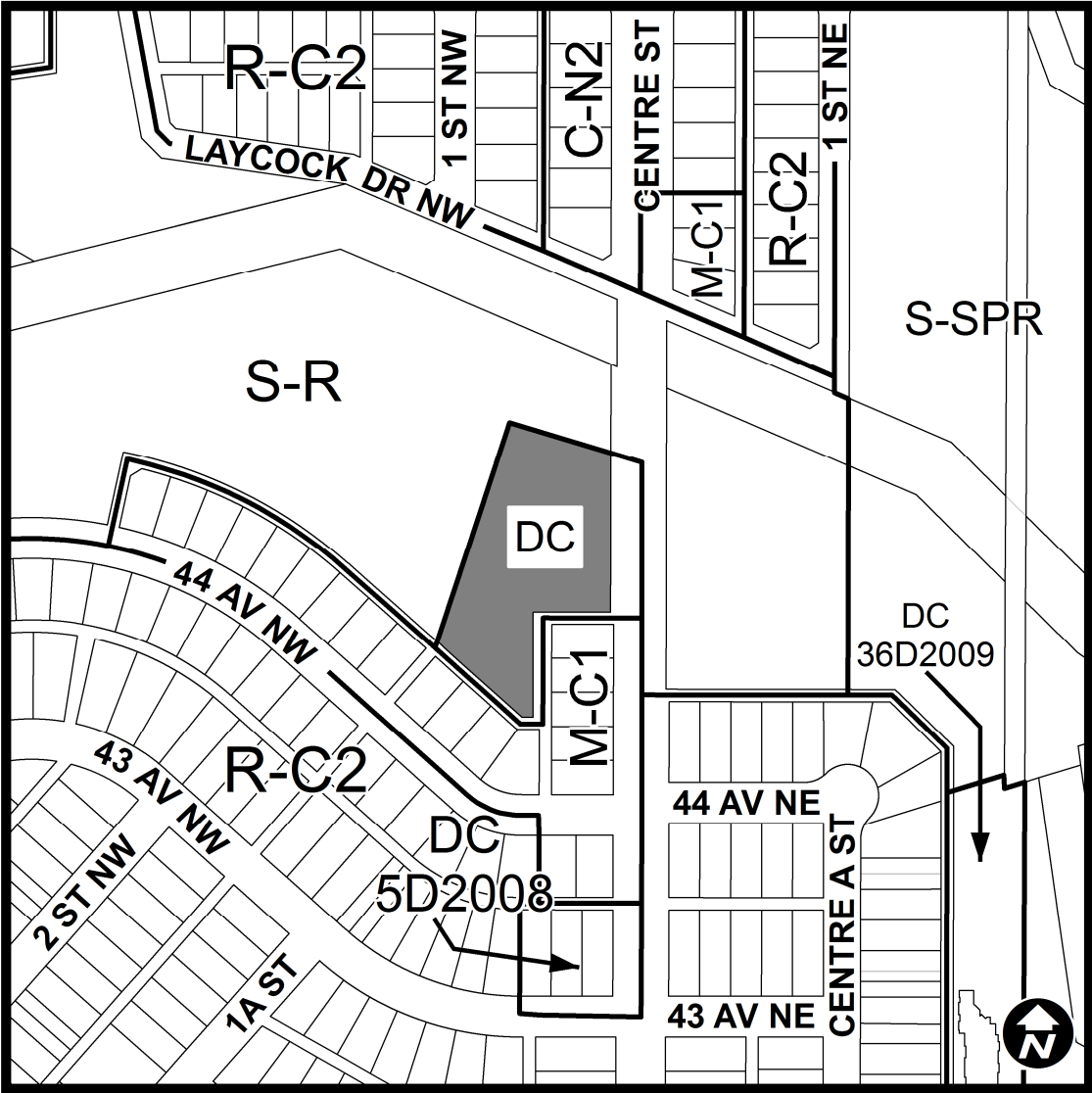


SCHEDULE A



PROPOSED

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) **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 the **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 2.0 trees 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 of this Direct Control District provided the test for relaxation in accordance with Sections 31 and 36 of Bylaw 1P2007 is met.

PROPOSED