BYLAW NUMBER 143D2016

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.

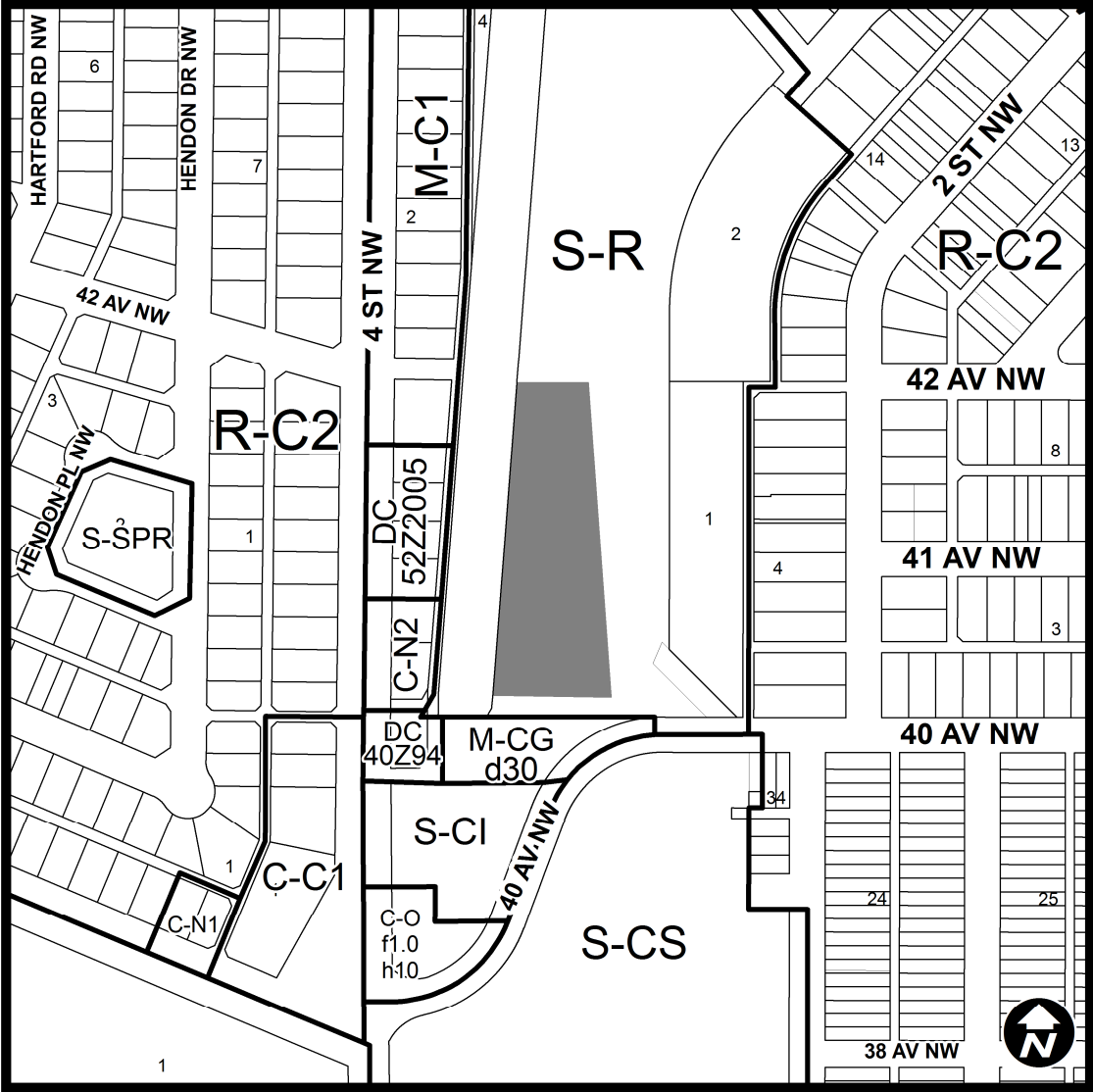READ A THIRD TIME THIS ___ DAY OF _____, 2017.
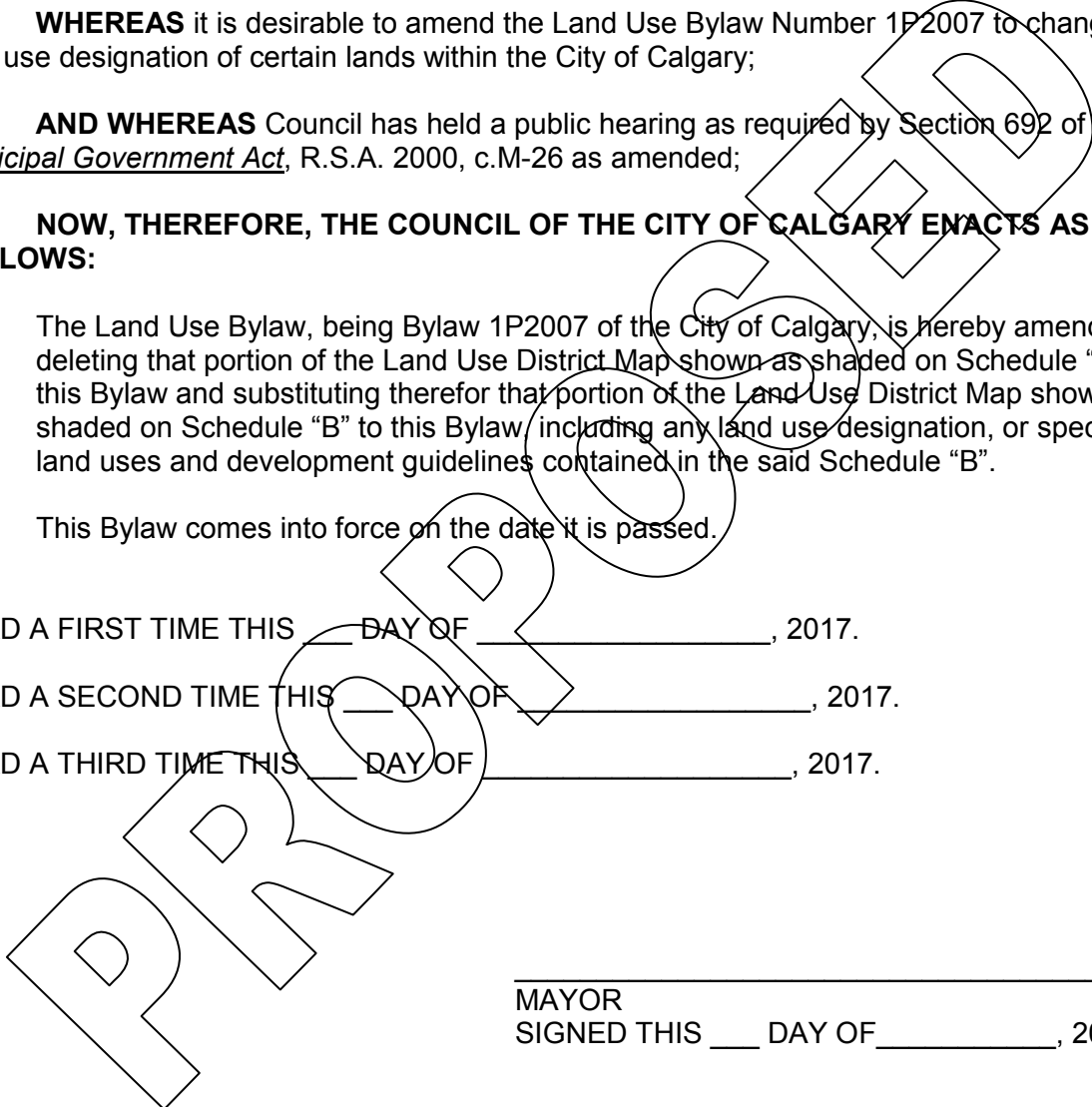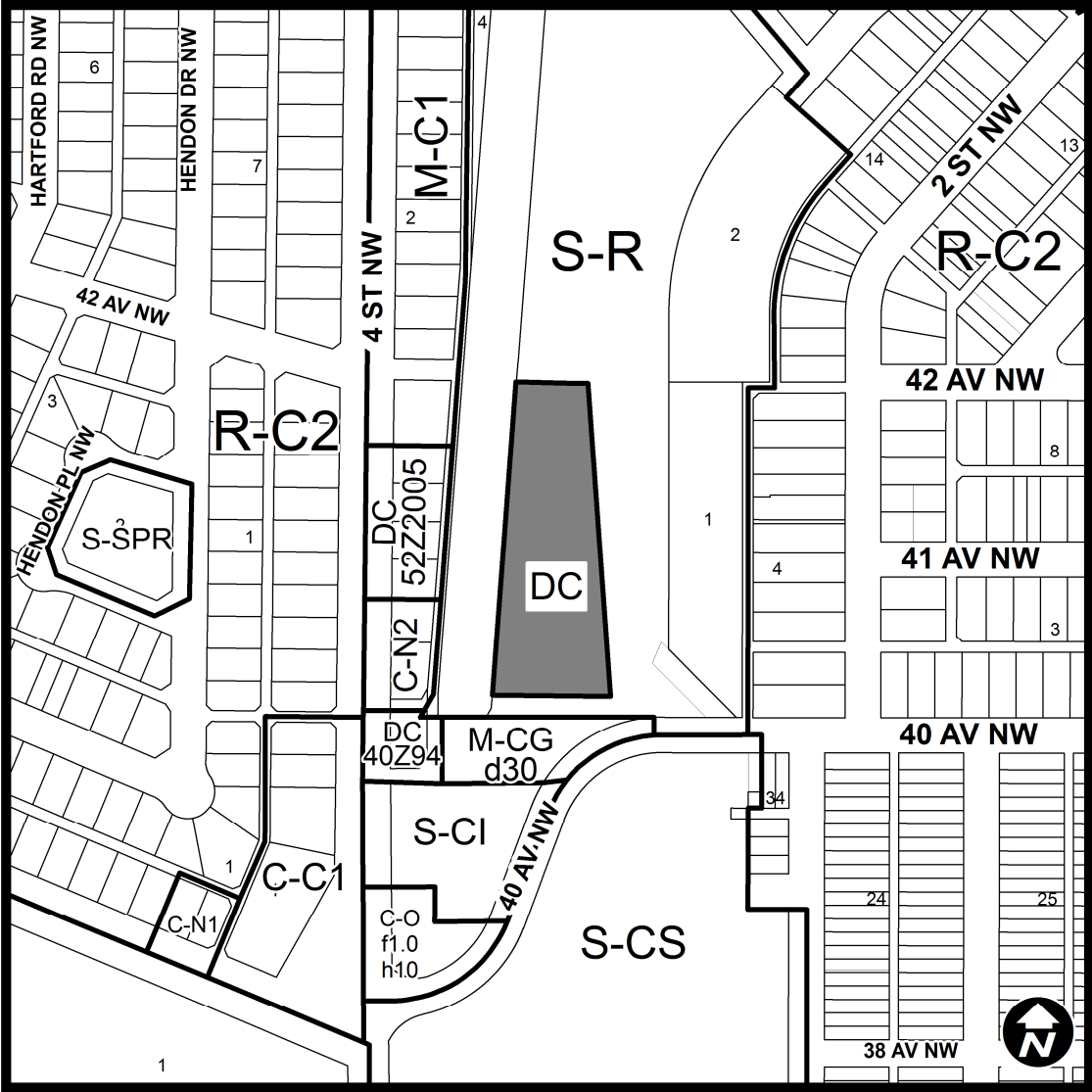

_____
MAYOR
SIGNED THIS ___ DAY OF_____, 2017.

_____
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)   prescribe a *building* form that is *street* oriented *development*; and

(b)   allow for a limited range of support commercial *uses*.

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 with the addition of:

(a)   **Accessory Food Service**;
(b)   **Artist's Studio**;
(c)   **Instructional Facility**;
(d)   **Pet Care Service**; and
(e)   **Social Organization**.

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.

Density
7   **(1)**   The minimum *density* for *parcels* is 90.0 *units* per hectare.

(2)   There is no maximum *density*.

Setback Area
8   The depth of all *setback areas* must be equal to the minimum *building setback* required in section 9.

Building Setbacks
9   **(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 another ***parcel*** is 3.0 metres.

Building Height
10 **(1)** Unless otherwise referenced in subsection (2), the maximum ***building height*** is 40.0 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) 40.0 metres measured from ***grade*** at a distance greater than 3.0 metres of that shared ***property line***.

Building Design
11 **(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***.

Relaxation
12 The ***Development Authority*** may relax the rules contained in sections 8, 9, and 10 in this Direct Control District provided the test for relaxation in accordance with Sections 31 and 36 of Bylaw 1P2007 is met.