

PROPOSED

CPC2021-0372
ATTACHMENT 3

BYLAW NUMBER 83D2021

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2020-0015/CPC2021-0372)**

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 _____

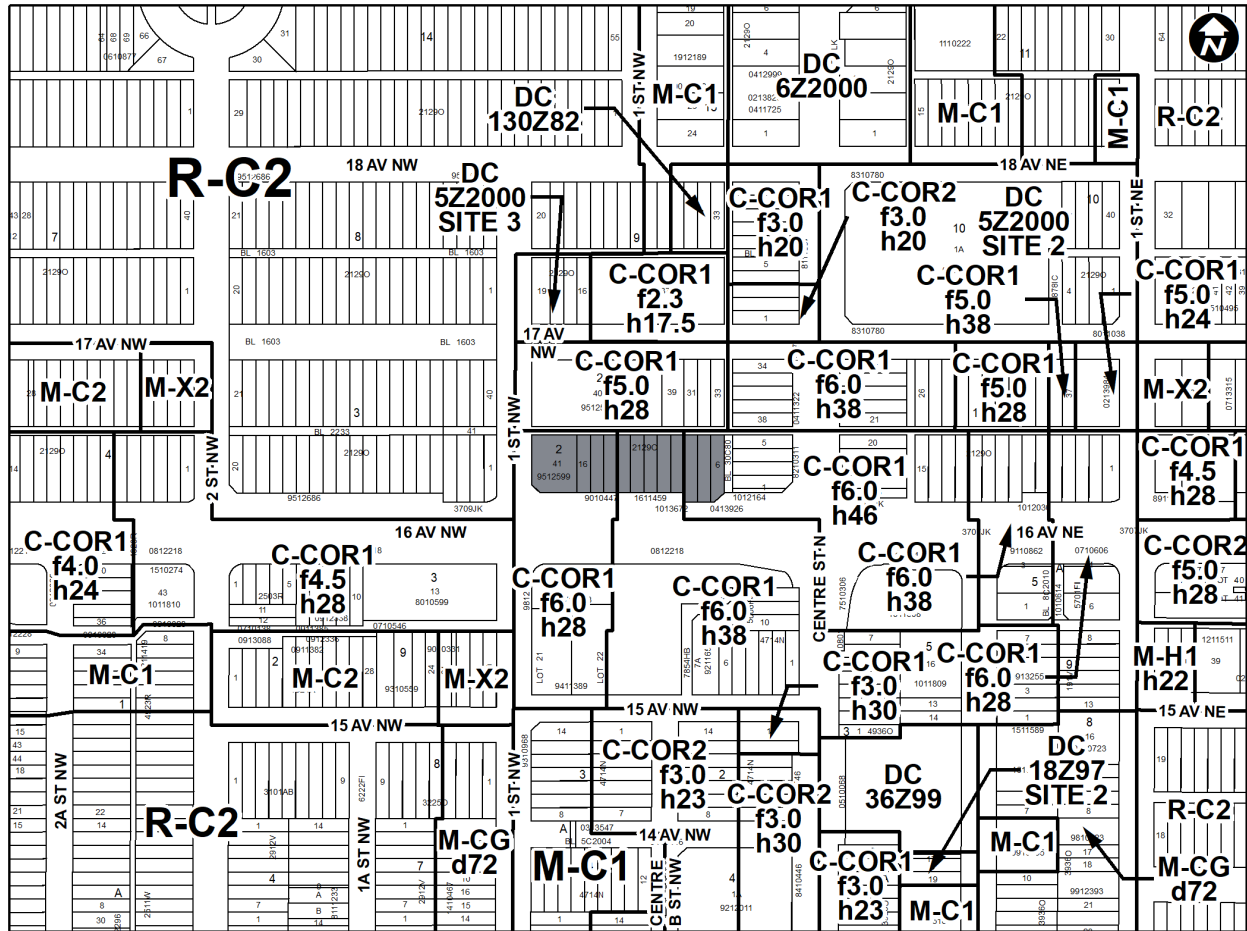
CITY CLERK

SIGNED ON _____

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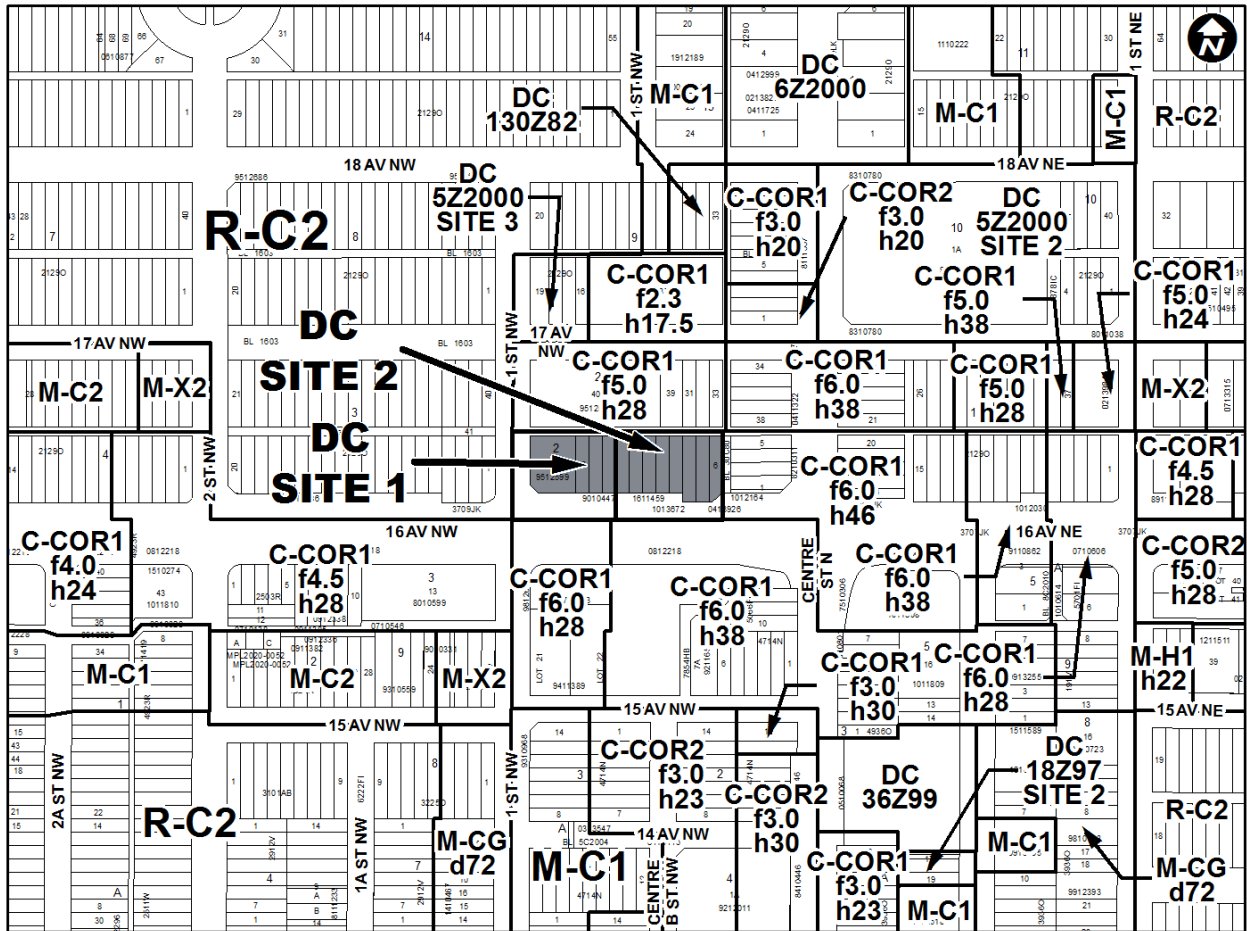
SCHEDULE A



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SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) accommodate mixed-use development where active commercial uses are required at grade to promote activity at the street level; and
- (b) require additional bicycle parking to support reduced motor-vehicle parking for residential development.

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.

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Permitted Uses

- 4 The **permitted uses** of the Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Mixed Use – Active Frontage (MU-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 Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7 The maximum **floor area ratio** is 10.0.

Building Separation

- 8 (1) Where the widest dimension of a **balcony** faces a **property line** shared with another **parcel**, the minimum **setback** from that **balcony** to the shared **property line** is 4.0 metres.
- (2) The façade of a **building** located above 41.0 metres from **grade** must provide a minimum horizontal separation of 22.0 metres from the façade of any other **building** in this Direct Control District.

Floor Plate Restrictions

- 9 Each floor of a **building** located partially or wholly above 41.0 metres above **grade** has a maximum **floor plate area** of 800.0 square metres.

Motor Vehicle Parking Stall Requirements

- 10 (1) For a **Dwelling Unit** or a **Live Work Unit**:
- (a) there is no **motor vehicle parking stall** requirement; and
 - (b) the minimum number of **visitor parking stalls** required is 0.08 per **unit**.
- (2) For all other **uses** the minimum **motor vehicle parking stall** requirement is that set out in Part 4 of Bylaw 1P2007.

Required Bicycle Parking Stalls

- 11 (1) The minimum number of **bicycle parking stalls – class 1** for:
- (a) each **Dwelling Unit** and **Live Work Unit** is 1.0 stall per **unit**; and
 - (b) all other **uses** is the minimum requirement provided in Part 4 of Bylaw 1P2007.

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- (2) The minimum number of **bicycle parking stalls – class 2** for:
- (a) each **Dwelling Unit** and **Live Work Unit** is 0.1 stalls per **unit**, with a minimum of 2.0 stalls; and
 - (b) all other **uses** is 5.0 per cent of the number of **motor vehicle parking stalls**.

SITE 1 (0.18 ha ±)

Application

12 The provisions in Section 13 apply only to Site 1.

Building Height

- 13 (1) Unless otherwise provided in subsection (2), the maximum **building height** is 41 metres.
- (2) The maximum **building height** may be increased to 55 metres when the following setbacks are provided:
- (a) A minimum **building setback** from a **property line** shared with 16 Avenue NW of 2.0 metres; and
 - (b) A minimum **building setback** from a **property line** shared with 1 Street NW of 6.0 metres.

SITE 2 (0.12 ha ±)

Application

14 The provisions in Section 15 apply only to Site 2.

Building Height

- 15 (1) Unless provided in subsection (2), the maximum **building height** is 83 metres.
- (2) The maximum **building height** may be increased to 100 metres where a minimum **building setback** from a **property line** shared with 16 Avenue NW of 2.0 metres is provided.

Relaxations

16 The **Development Authority** may relax the rules contained in Sections 6, 8, 9, 10, and 11 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.