

PROPOSED

CPC2021-0709
ATTACHMENT 4

BYLAW NUMBER 98D2021

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2020-0132/CPC2021-0709)**

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

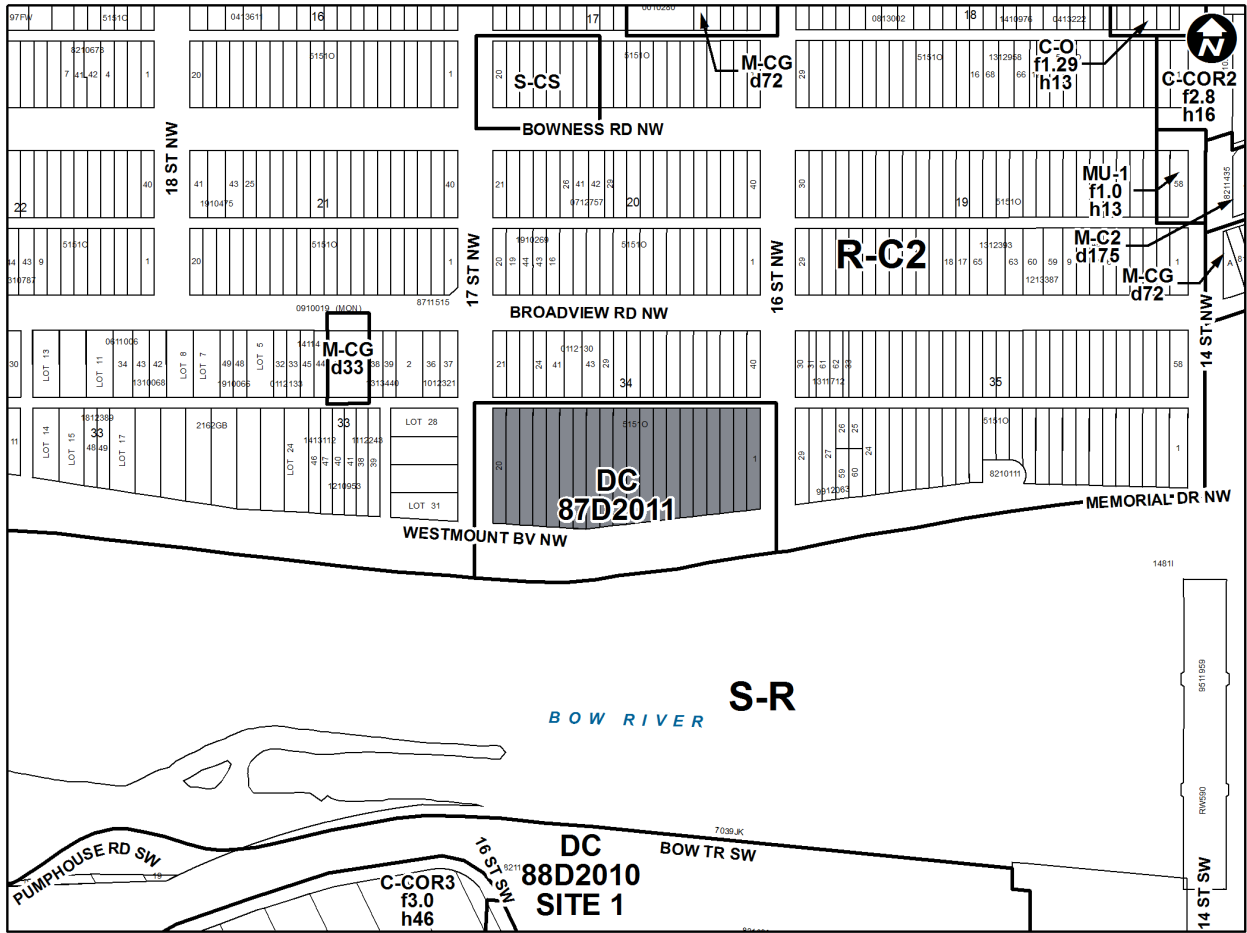
SIGNED ON _____

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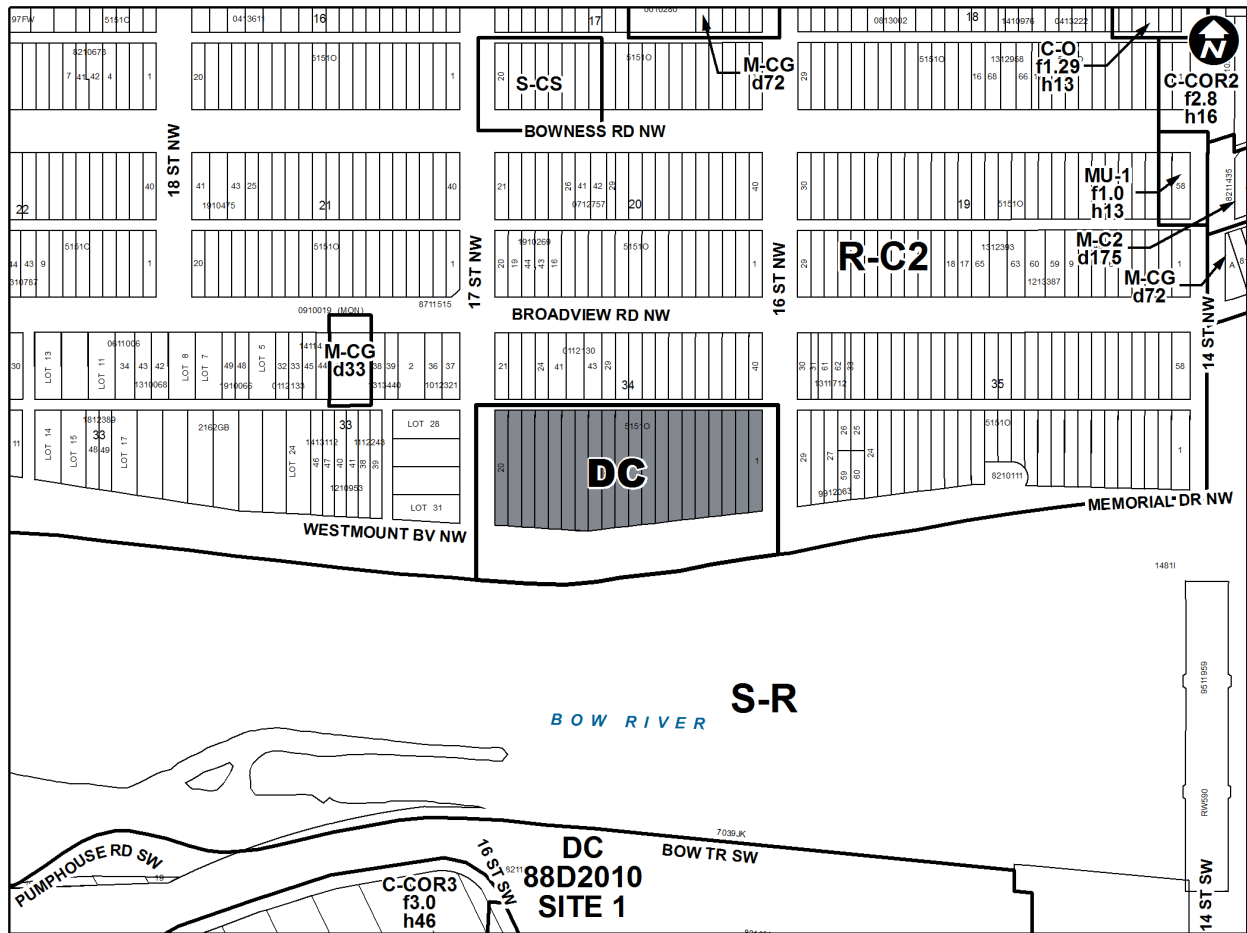
SCHEDULE A



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SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to provide for:

- (a) multi-residential development in the form of townhouse buildings;
- (b) units with an individual, separate, direct entry from grade; and
- (c) a townhouse development designed in a manner that is respectful of, and appropriately responds to, the built form of the adjacent low density 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.

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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.

Permitted Uses

- 4 The **permitted uses** of the Multi-Residential – Contextual Low Profile (M-C1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District:

- (a) with the addition of:
 - (i) **Townhouse**; and
- (b) with the exclusion of:
 - (i) **Secondary Suite**.

Discretionary Uses

- 5 The **discretionary uses** of the Multi-Residential – Contextual Low Profile (M-C1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the exclusion of:

- (a) **Backyard Suite**;
- (b) **Duplex Dwelling**;
- (c) **Place of Worship – Medium**;
- (d) **Place of Worship – Small**;
- (e) **Semi-detached Dwelling**; and
- (f) **Single Detached Dwelling**.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Multi-Residential – Contextual Low Profile (M-C1) District of Bylaw 1P2007 apply in this Direct Control District.

Density

- 7 The maximum **density** is 90 **units** per hectare.

At Grade Orientation of Units

- 8 Each **unit** must have an individual, separate, direct access to **grade**.

Specific Rules for Landscaped Areas for Townhouse

- 9 For a **Townhouse**:

- (a) a minimum of 30.0 per cent of the area of a **parcel** must be a **landscaped area**; and
- (b) the maximum **hard surfaced landscaped area** is 65.0 per cent of the required **landscaped area**.

Building Height and Cross Section

- 10 The maximum **building height** is 13.0 metres.

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Private Amenity Space Rules for Townhouse

- 11 A *private amenity space* for a **Townhouse** may be located in a *setback area* between a *building* and a *property line* shared with a *street* or *lane*.

Visitor Parking Stall Rules for Townhouse

- 12 There is no minimum requirement for *visitor parking stalls* for a **Townhouse**.

Driveway Length for Townhouse

- 13 Subsections 565(2) and 565(3) of Bylaw 1P2007 do not apply to a **Townhouse** in this Direct Control District.

Relaxations

- 14 The *Development Authority* may relax the rules contained in Sections 6 through 10 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw1P2007.