

# PROPOSED

C2021-0929  
ATTACHMENT 3

**BYLAW NUMBER 127D2021**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2020-0048/C2021-0929)**

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**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 \_\_\_\_\_

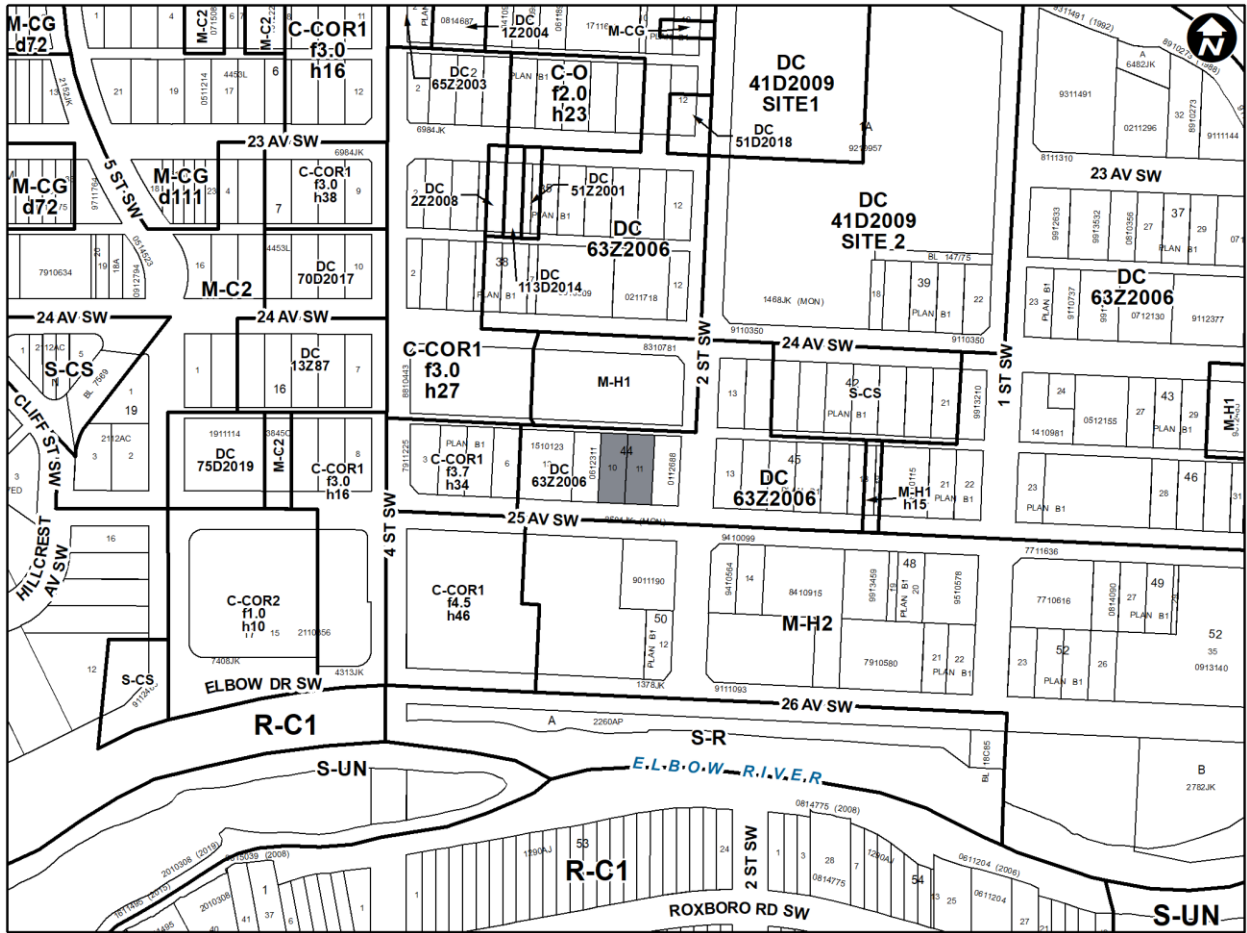
\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

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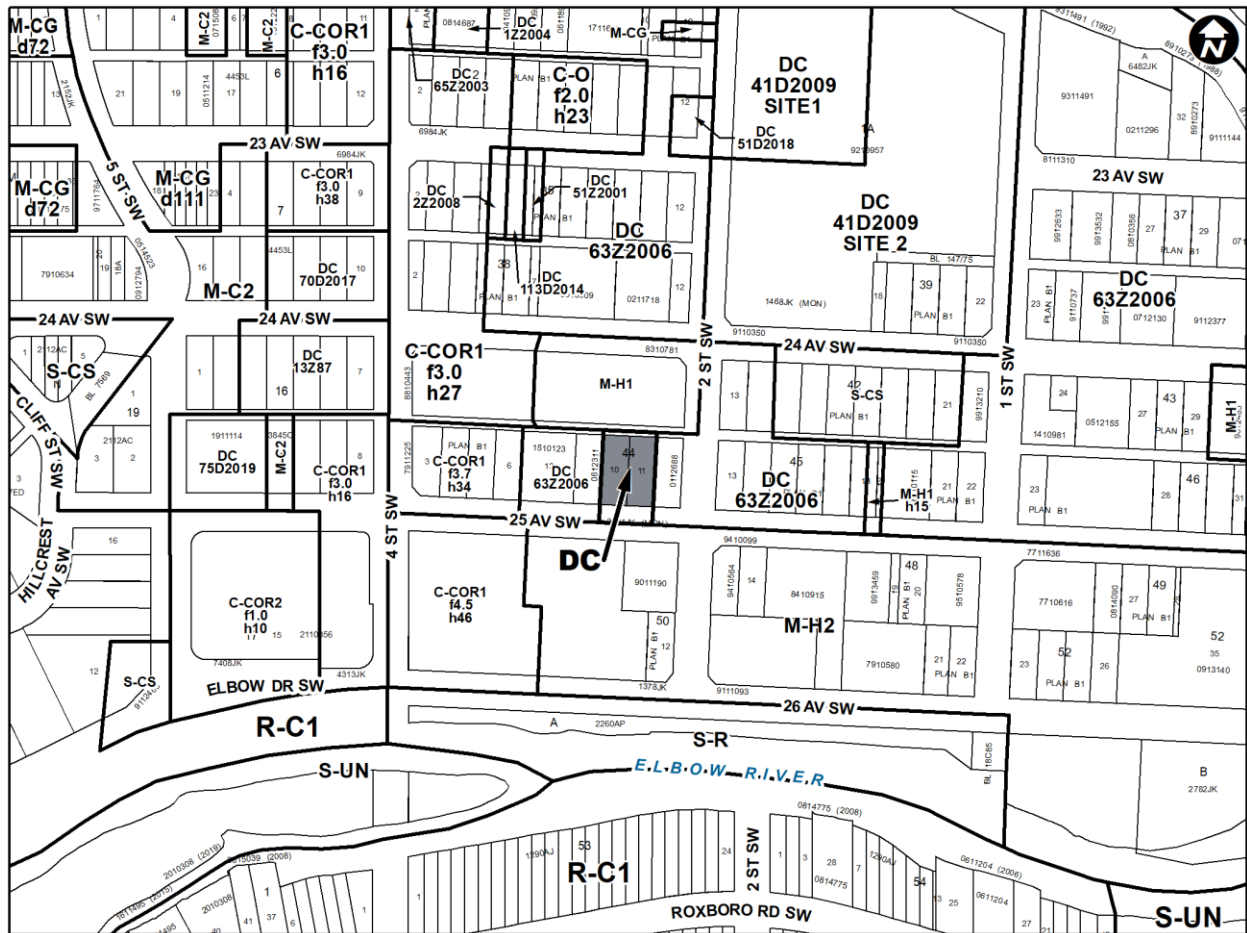
## SCHEDULE A



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## SCHEDULE B



### DIRECT CONTROL DISTRICT

#### Purpose

- 1 This Direct Control District is intended to allow for additional **floor area ratio** where contributions are made to the Heritage Incentive Reserve Fund.

#### 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 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 – High Density Medium Rise (M-H2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

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## 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 District 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) Unless otherwise specified in subsection (2), the maximum **floor area ratio** is 3.5.
- (2) The maximum **floor area ratio** set out in subsection (1) may be increased to 5.0 in accordance with Section 8 of this Direct Control District Bylaw.

## Additional Floor Area Ratio

- 8 To earn the increased **floor area ratio** set out in subsection 7(2) of this Direct Control District Bylaw, a monetary contribution to the Heritage Incentive Reserve Fund, in an amount to be determined by Council, to be applied in the community of Mission, must be provided as part of the **development permit** for the **development** earning the additional **floor area ratio**.

## Building Height

- 9 (1) Unless otherwise referenced in subsections (2) and (3), the maximum **building height** is 28.0 metres.
- (2) Where a **parcel** shares a **property line** with a **street** or another **parcel**, the maximum **building height** referenced in subsection (1) is reduced to 10.0 metres measured from **grade** within 4.0 metres of that shared **property line**.
- (3) Where a **parcel** shares a **property line** with a **lane**, the maximum **building height** referenced in subsection (1) is reduced to 10.0 metres measured from **grade** within 6.0 metres of that shared **property line**.

## Relaxations

- 10 The **Development Authority** may relax the rules in Section 6 and subsections 9(2) and 9(3) of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.