

PROPOSED

CPC2022-0348
ATTACHMENT 3

BYLAW NUMBER 71D2022

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2021-0129/CPC2022-0348)**

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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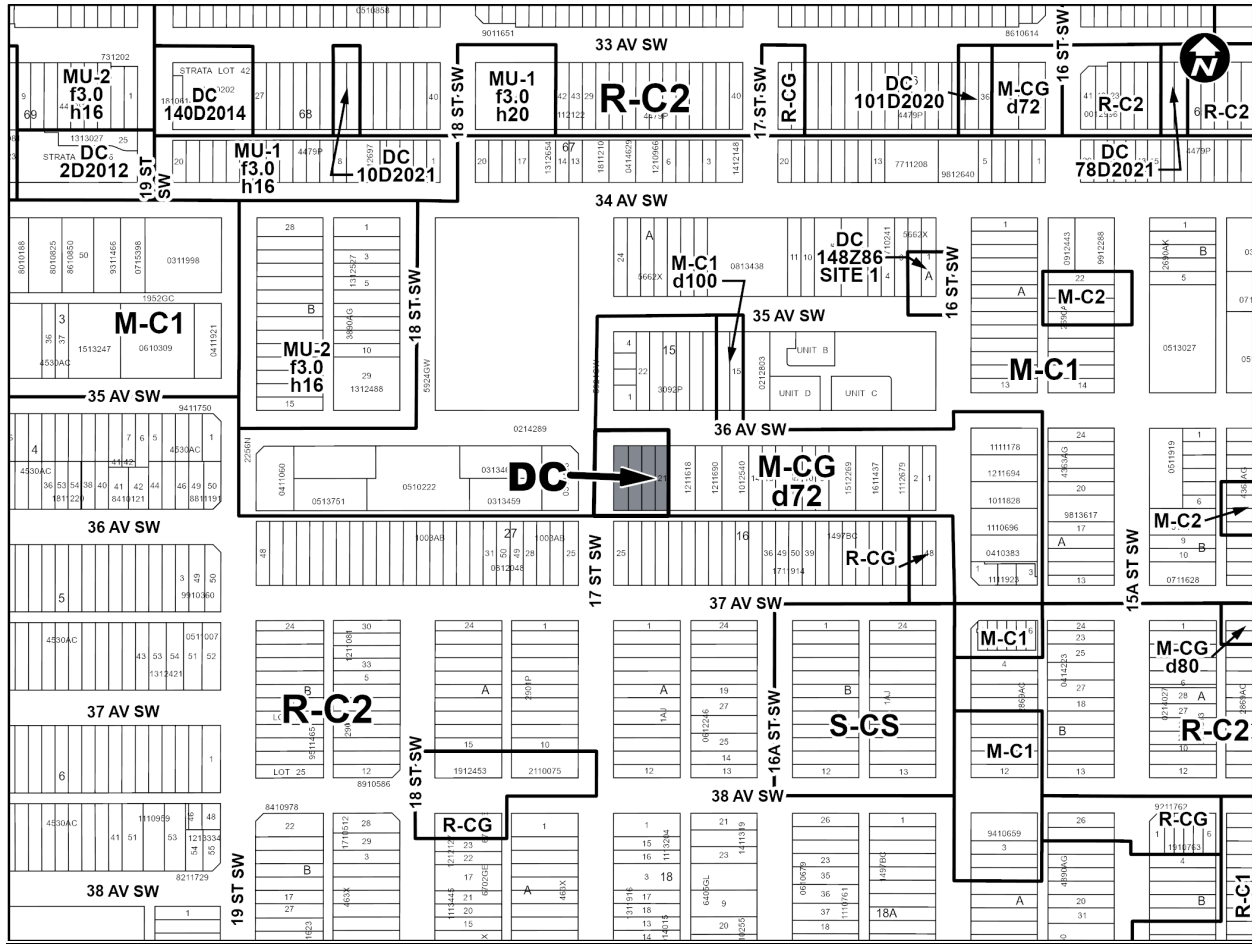
SCHEDULE A



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SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) accommodate grade-oriented multi-residential development of low height and medium density;
- (b) accommodate multi-residential development where intensity is measured by floor area ratio to provide flexibility in building form, unit size and number;
- (c) establish specific motor vehicle parking and alternate mode storage requirements for smaller units;
- (d) provide for individual, separate, direct access to grade for all units; and

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- (e) provide for a sensitive transition to 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.

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.

General Definitions

- 4 In this Direct Control District:

- (a) “**floor area**” means the total horizontal area of every enclosed floor and mezzanine used exclusively by a single **unit**. This calculation does not include stairwells, **landings**, and mechanical or electrical rooms.

Permitted Uses

- 5 The **permitted uses** of the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 6 The **discretionary uses** of the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 7 Unless otherwise specified, the rules of the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 apply in this Direct Control District.

Density

- 8 There is no maximum **density**.

Floor Area Ratio

- 9 The maximum **floor area ratio** is 1.3.

Unit Mix

- 10 The number of **units** with a **floor area** less than or equal to 45.0 square metres must not exceed the number of **units** with a **floor area** greater than 45.0 square metres within the **development**.

Street Orientation of Units

- 11 50.0 per cent or more of the **units** in a **development** that have a **floor area** greater than 45.0 square metres must have:
 - (a) an exterior wall that directly faces a public **street**; and
 - (b) a sidewalk providing direct access from the **street** to the **unit**.

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At Grade Orientation of Units

- 12 A **unit** in a **Multi-Residential Development** must have an individual, separate, direct access to **grade**.

Building Separation

- 13 (1) For the floor closest to **grade**, the minimum separation distance between **main residential buildings** is 7.5 metres.
- (2) For floors above **grade**, the minimum separation distance between **main residential buildings** is 7.0 metres.
- (3) A **balcony** may project a maximum of 2.0 metres into the minimum separation distances required in subsections (1) and (2).

Setback Area

- 14 The depth of all **setback areas** must be equal to the minimum **building setbacks** required by Section 15 of this Direct Control District Bylaw.

Building Setbacks

- 15 (1) The minimum **building setback** from a **front property line** shared with a **street** is 3.0 metres.
- (2) The minimum **building setback** from a **side property line** shared with a **street** is 0.6 metres.
- (3) The minimum **building setback** from a **property line** shared with another **parcel** is 1.2 metres.
- (4) The minimum **building setback** from a **property line** shared with a **lane** is 1.2 metres.

Building Height and Cross Section

- 16 (1) The maximum **building height** is 12.0 metres measured from **grade**.
- (2) Where the **parcel** shares a **side property line** with a **parcel** designated as a **low density residential district** or M-CG District, the maximum **building height**:
- (a) is 8.0 metres measured from **grade** at the shared **property line**; and
- (b) increases proportionally to a maximum of 12.0 metres measured from **grade** at a distance of 4.0 metres from the shared **property line**.

Amenity Space

- 17 (1) The required minimum **amenity space** is 7.5 square metres per **unit**.
- (2) The required **amenity space** may be provided as **private amenity space**, **common amenity space** or a combination of both.

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- (3) **Private amenity space** must:
- (a) be provided outdoors;
 - (b) have direct access from each associated **unit**;
 - (c) have a minimum area of 5.0 square metres;
 - (d) for a **balcony**, have no dimension of less than 1.5 metres; and
 - (e) for a **patio** or **deck**, have no dimension of less than 2.0 metres.

- (4) **Common amenity space**:
- (a) must be provided as **common amenity space – outdoors**;
 - (b) must be accessible from all **units**;
 - (c) must not be located in a required **setback area**;
 - (d) must have no dimension less than 5.5 metres; and
 - (e) may include private sidewalks.

Motor Vehicle Parking Stall Requirements

- 18 (1) Unless otherwise provided in subsection (2) the minimum number of **motor vehicle parking stalls** is 1.0 per **unit**.
- (2) The minimum number of **motor vehicle parking stalls** for **units** is reduced to zero where:
- (a) the **floor area** of a **unit** is 45.0 square metres or less; and
 - (b) space is provided in a **building** for the occupant of the **unit** for storage of mobility alternatives such as bicycles, strollers or scooters that:
 - (i) has an area of at least 2.5 square metres; and
 - (ii) may incorporate any one or more of the **bicycle parking stalls – class 1** required by Section 19 of this Direct Control District Bylaw.
- (3) **Visitor parking stalls** are not required.

Bicycle Parking Stall Requirements in Multi-Residential Development

- 19 The minimum number of **bicycle parking stalls – class 1** is 0.5 stalls per **unit**.

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Garage Size

20 The maximum *gross floor area* of an **Accessory Residential Building** is 200.0 square metres, when approved and used as a *private garage*.

Relaxations

21 The *Development Authority* may relax the rules contained in Sections 7 and 13 through 17 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.