

PROPOSED

CPC2023-0023
ATTACHMENT 3

BYLAW NUMBER 33D2023

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2022-0086/CPC2023-0023)

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

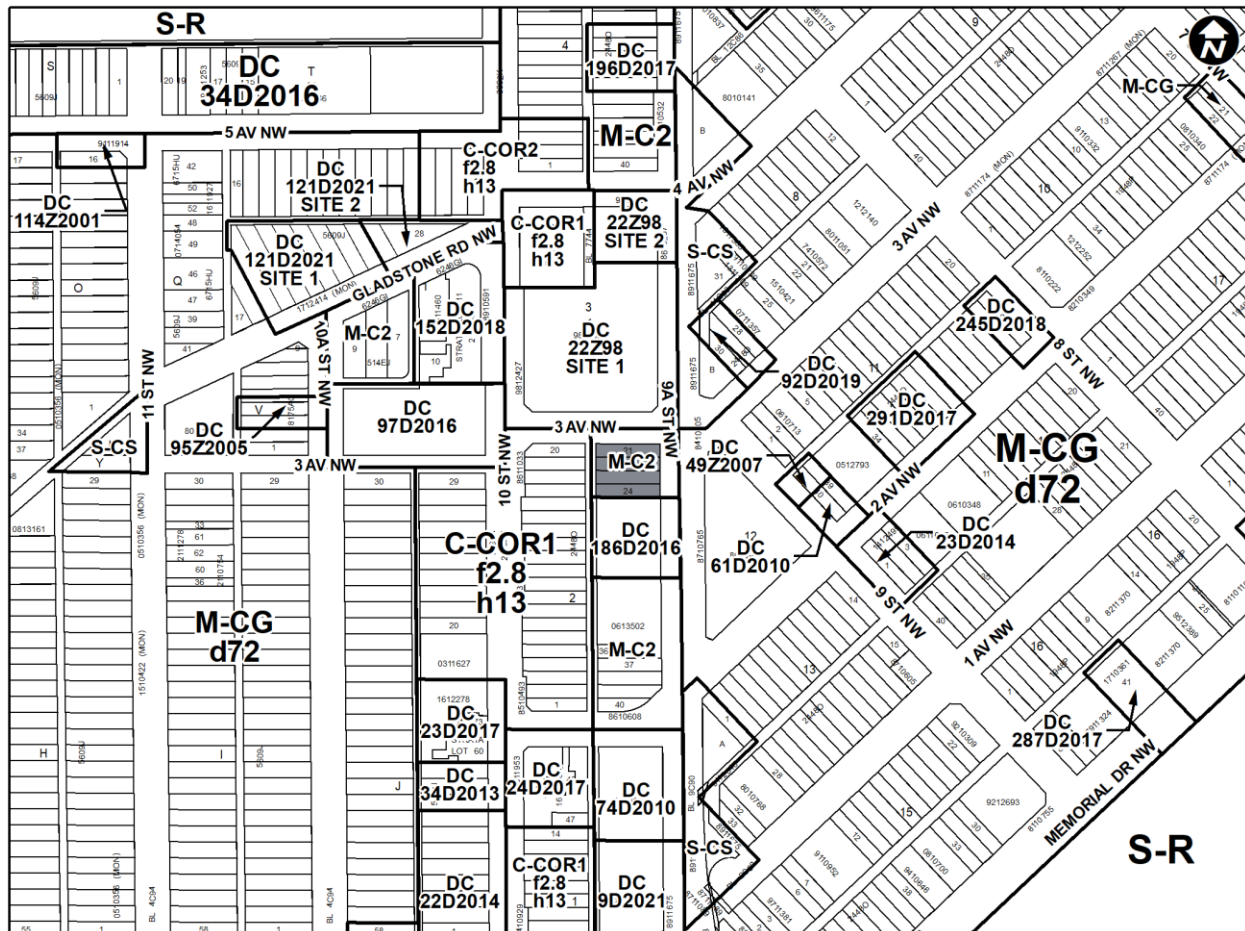
SIGNED ON _____

CITY CLERK

SIGNED ON _____

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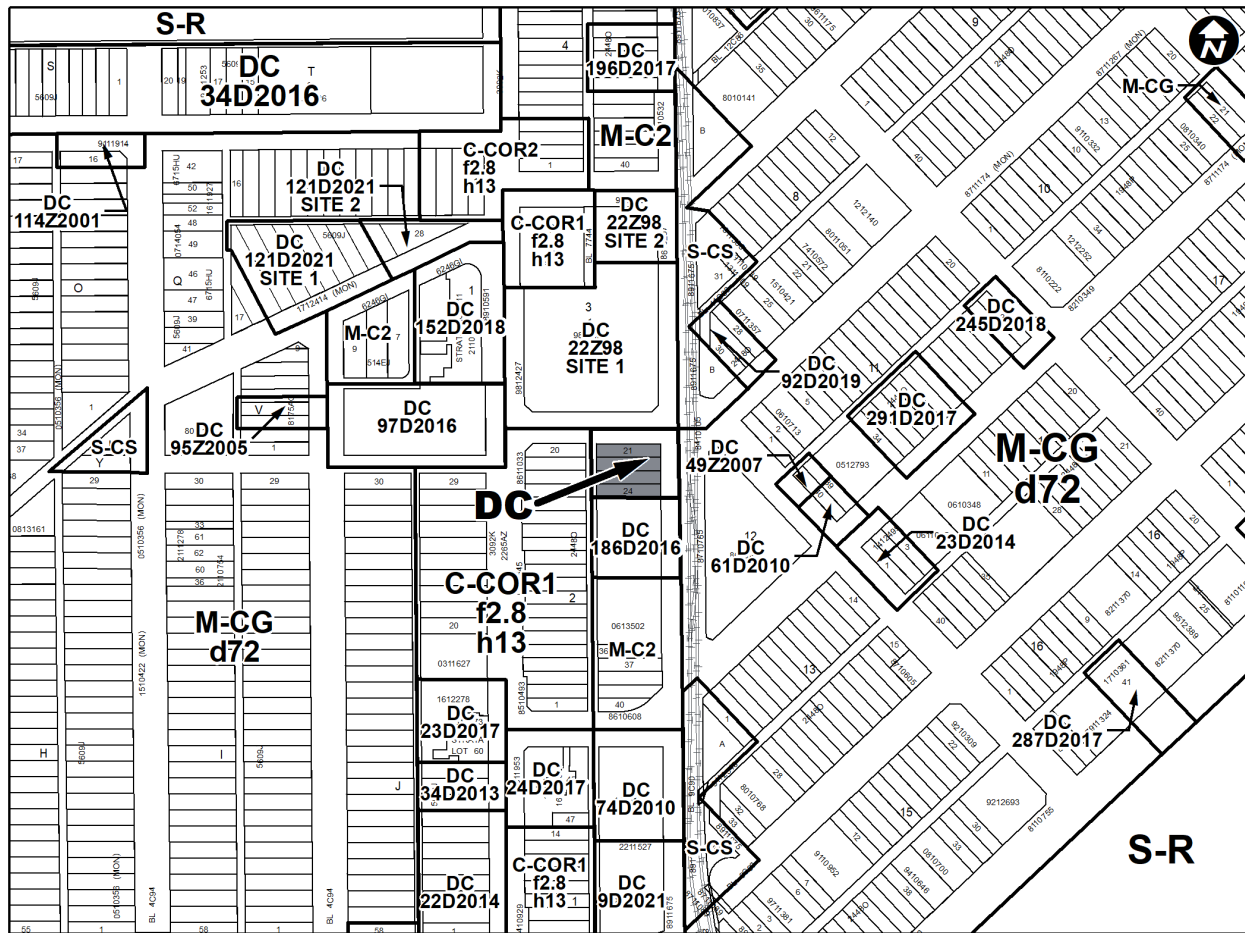
SCHEDULE A



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SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) provide for transit supportive mixed-use development;
- (b) allow for additional building height and floor area;
- (c) implement the density bonus provisions of the applicable Area Redevelopment Plan; and
- (d) establish conditions for motor vehicle parking requirement reductions.

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.

General Definitions

- 4 In this Direct Control District Bylaw:

- (a) “**bicycle repair facility**” means a secure indoor space within the **development**, made available to all tenants of that **development**, that provides basic equipment for the maintenance of bicycles.
- (b) “**electric vehicle parking stall - capable**” means a **motor vehicle parking stall** capable of supporting a minimum of 40 Amps at 208 Volts or 240 Volts for electrical vehicle charging which must include the installation of distribution panels, electrical capacity, and wall and floor penetrations to accommodate future charging cabling, and may include electric vehicle energy management system.

Permitted Uses

- 5 The **permitted uses** of the Mixed Use – General (MU-1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 6 The **discretionary uses** of the Mixed Use – General (MU-1) 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 Mixed Use – General (MU-1) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 8 (1) Unless otherwise referenced in subsection (2), the maximum **floor area ratio** is 2.5.
- (2) The maximum **floor area ratio** provided in subsection (1) may be increased to a maximum of 9.0 in accordance with the density bonus provisions contained in Section 9 of this Direct Control District Bylaw.

Density Bonus

- 9 The maximum **floor area ratio** may be increased from 2.5 to 9.0 in accordance with the following:
- (a) For the purposes of this section, “cash contribution rate” means: \$19.77 per square metre for the year 2023. The cash contribution rate will be adjusted annually on January 1 by the **Development Authority**, based on the Statistics Canada Consumer Price Index for Calgary.

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- (b) A **density** bonus may be earned by a contribution to the Hillhurst/Sunnyside Community Amenity Fund, such that:

cash contribution amount = cash contribution rate x total floor area in square metres above the **floor area ratio** of 2.5.

Building Height

- 10 The maximum **building height** is 50.0 metres.

Motor Vehicle Parking Stall Reduction

- 11 The minimum **motor vehicle parking stall** requirement may be reduced to 0.0 stalls per **unit** for resident parking where the following transportation demand management measures are provided and implemented as a condition of a **development permit**:

- (a) provision of 1.0 **bicycle parking stalls – class 1** per **unit**; and
(b) provision of a **bicycle repair facility**.

Electric Vehicle Parking Stalls

- 12 100.0 per cent of **visitor parking stalls** provided must be **electric vehicle parking stall – capable**.

Relaxations

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