

PROPOSED

CPC2023-0338
ATTACHMENT 2

BYLAW NUMBER 86D2023

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2022-0208/CPC2023-0338)**

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 _____

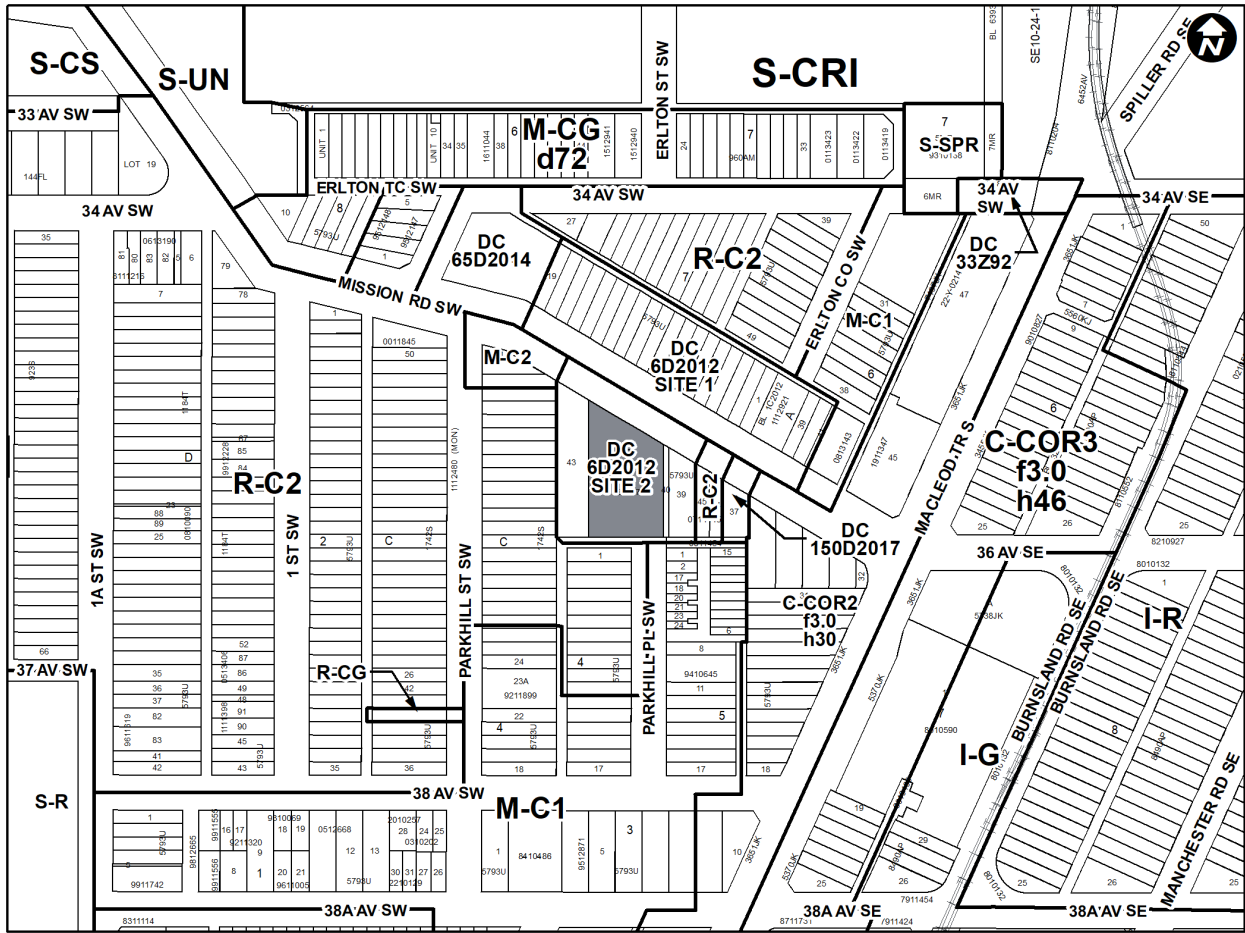
CITY CLERK

SIGNED ON _____

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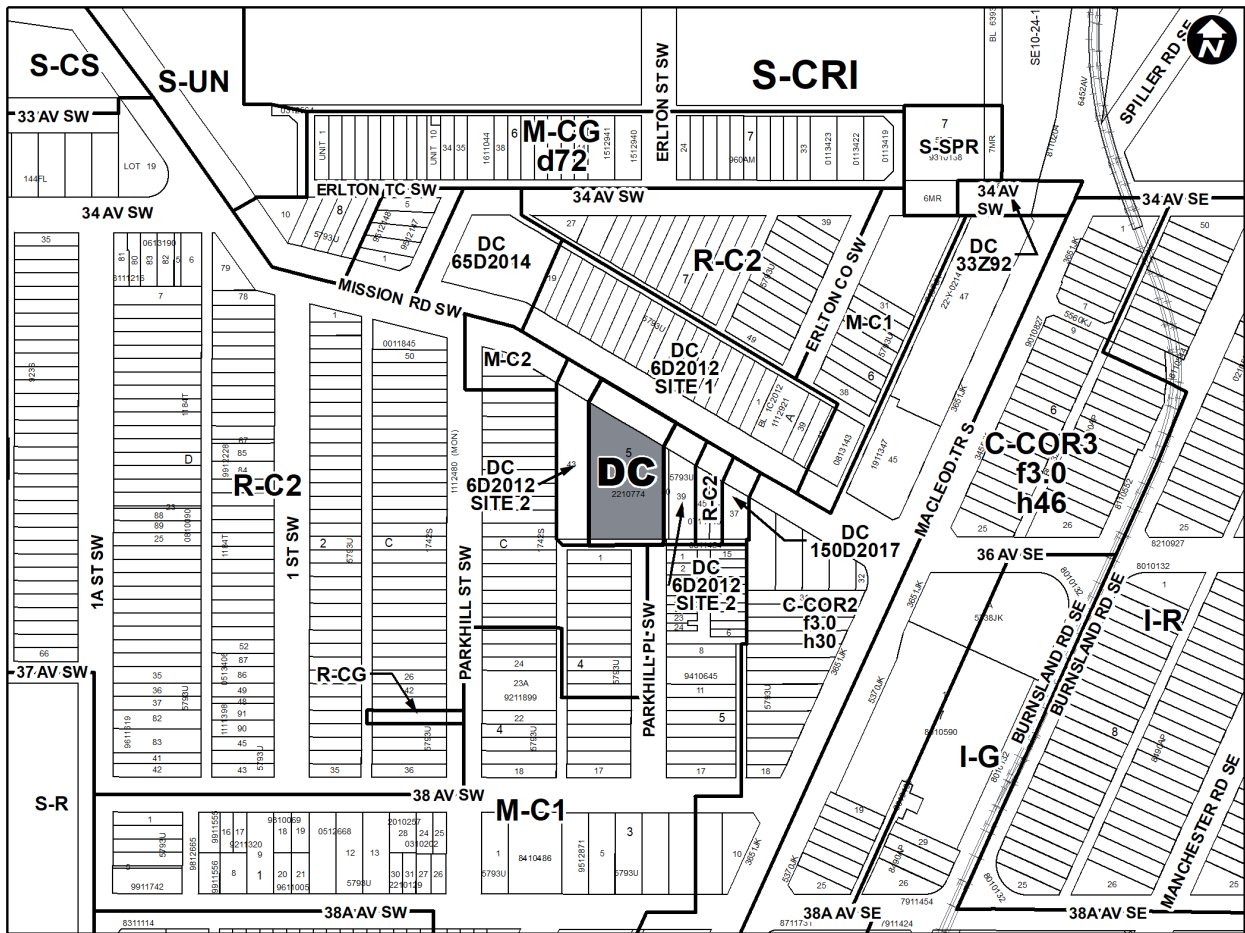
SCHEDULE A



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SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) provide for mixed-use developments with primarily multi-residential uses and limited commercial uses;
- (b) provide for a pedestrian and transit-oriented development in proximity to the LRT station area; and
- (c) prohibit standalone commercial buildings.

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 – High Density Low Rise (M-H1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Multi-Residential – High Density Low Rise (M-H1) 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 Low Rise (M-H1) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7 There is no maximum **floor area ratio**.

Density

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

Setback Area

- 9 The minimum depth of all **setback areas** must be equal to the minimum **building setbacks** required by Section 10 of this Direct Control District.

Building Setbacks

- 10 (1) The minimum **building setback** from a **property line** shared with a **street** is zero metres.
- (2) The maximum **building setback** from a **property line** shared with a **street** to a parkade entrance is 9.0 metres.
- (3) The minimum **building setback** from a **property line** shared with a **lane** is 7.0 metres.
- (4) Unless otherwise referenced in subsection (5), the minimum **building setback** from a **property line** shared with another **parcel** is zero metres.
- (5) The minimum **building setback** from a **property line** shared with another **parcel** designated as a **residential district** is 1.2 metres.

Specific Rules for Landscaped Areas

- 11 (1) A minimum of 30.0 per cent of the area of a **parcel**, not including those areas covered by **buildings**, or those portions specifically required for motor vehicle access, sidewalks, or any other purpose allowed by the **Development Authority**, must be a landscaped area.

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- (2) The maximum **hard surfaced landscaped area** is 65.0 per cent of the required **landscaped area**.

Building Height

12 The maximum **building height** is 21.0 metres.

Rules for Commercial Multi-Residential Uses

13 (1) **Commercial multi-residential uses** must:

- (a) be located on the ground and first floor closest to **grade** of a **main residential building**;
- (b) be contained completely within the **building** with the exception of **Outdoor Café**;
- (c) not share an internal hallway with **Dwelling Units**; and
- (d) have a separate entry from the shared main entrance vestibule from that of the **Dwelling Units**.

(2) Unless otherwise referenced in subsections (3) and (4), the maximum **use area** for each **commercial multi-residential use** is 325.0 square metres.

(3) The maximum **use area** for an **Office** is 675.0 square metres.

(4) The maximum **public area** for a **Restaurant : Food Service Only** or **Restaurant : Licensed** is 150.0 square metres.

(5) Parking areas for **commercial multi-residential uses** must:

- (a) be separated from residential parking areas;
- (b) provide pedestrian access to the **commercial multi-residential uses**; and
- (c) be located a minimum distance of 5.0 metres from a **parcel** designated as a **low density residential district**, in the case of a surface parking area.

Relaxations

14 The **Development Authority** may relax the rules contained in Sections 6 and 9 through 13 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.