

THE CITY OF CALGARY
TABULATION OF BYLAW
TO BE PRESENTED TO COUNCIL ON
TUESDAY, 2024 MAY 14

BYLAW 21P2024

Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2024-0017/CPC2024-0213)

Third Reading

NOTE:

Authorization to give Third Reading of Bylaw 21P2024 was **NOT CARRIED UNANIMOUSLY** at the 2024 April 22 Public Hearing Meeting of Council.

Background:

The first and second readings of Bylaw 21P2024 were held at the 2024 April 22 Public Hearing Meeting of Council on 2024 May 14.

RECOMMENDATION:

That Council give third reading to Bylaw 21P2024.

Excerpt from the Minutes of the Public Hearing Meeting of Council, held 2024 April 22 to May 14:

That Bylaw 21P2024 be introduced and read a first time.

Against: Councillor Chu, Councillor Chabot, Councillor Demong, Councillor McLean, Councillor Sharp, and Councillor Wong

MOTION CARRIED

Moved by Councillor Dhaliwal
Seconded by Councillor Chabot

That Proposed Bylaw 21P2024 be amended as follows:

That Council amend Section 1 by deleting subsection (a) in its entirety, inserting the following as new subsections 1(a)-(c), and renumbering the remaining subsections accordingly:

(a) add “and” at the end of subsection 153.1(a)(v).

(b) Delete and replace subsection 153.1(a)(vi) with the following:

“Must not be located on the same **parcel** or **bare land unit** as either a **Rowhouse Building** or a **Townhouse use**.”

(c) Delete subsections 153.1(a) (vii) and (viii)”

For: (14): Councillor Walcott, Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Demong, Councillor Sharp, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor McLean, Councillor Mian, and Mayor Gondek

Against: (1): Councillor Carra

MOTION CARRIED

Moved by Councillor Wong

Seconded by Councillor Walcott

That with respect to report CPC2024-0213 as follows:

That Proposed Bylaw 21P2024 be amended by:

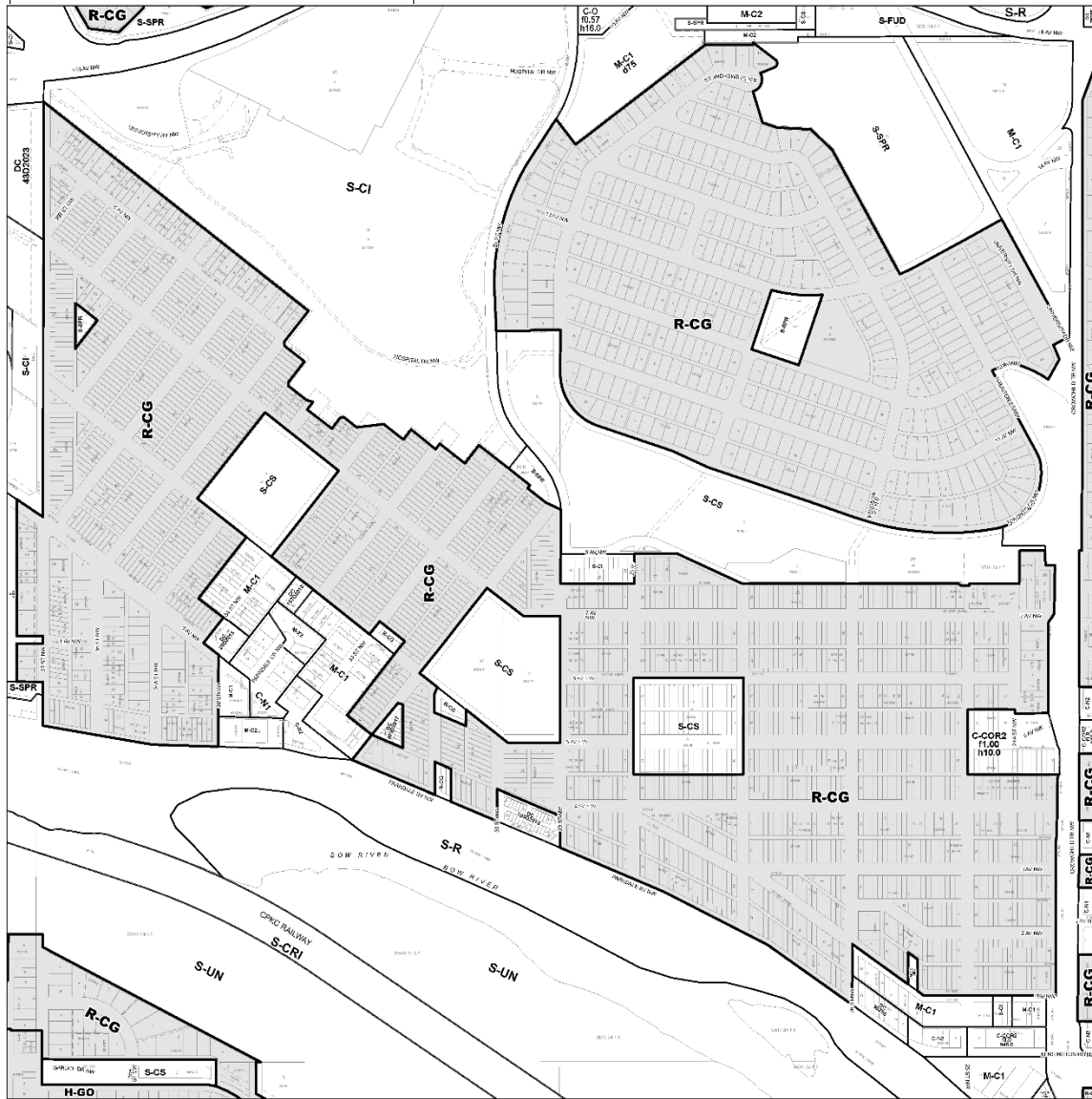
1. amending Section 1.(l) to read as follows:

“(l) Insert new subsection 527 (2)(m.1) as follows:

“(m.1) **Rowhouse Building;**”

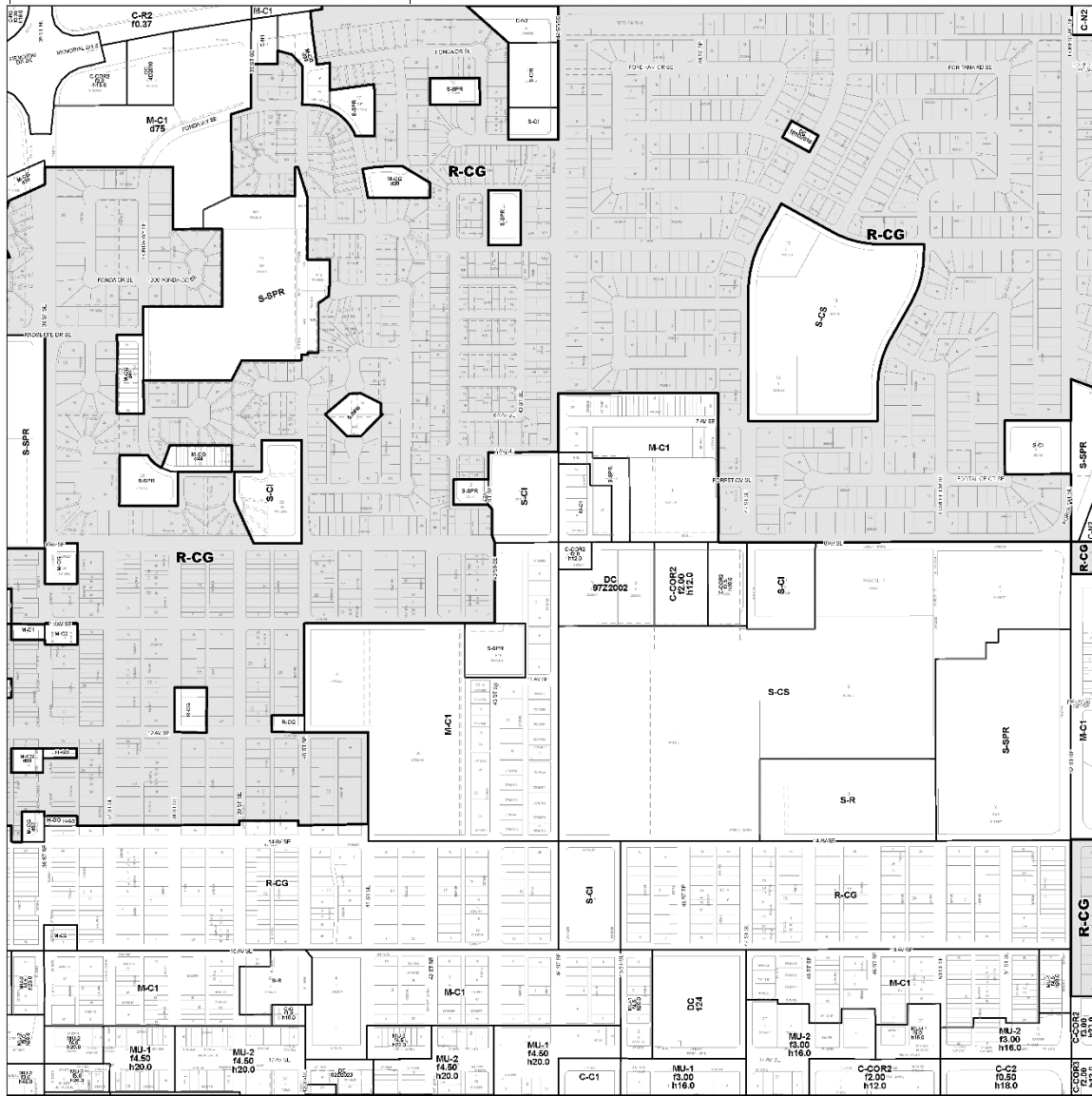
2. amending “Schedule A” by deleting “Section Map 7C” and replace with “Revised Section Map 7C”.

Revised Section Map 19C



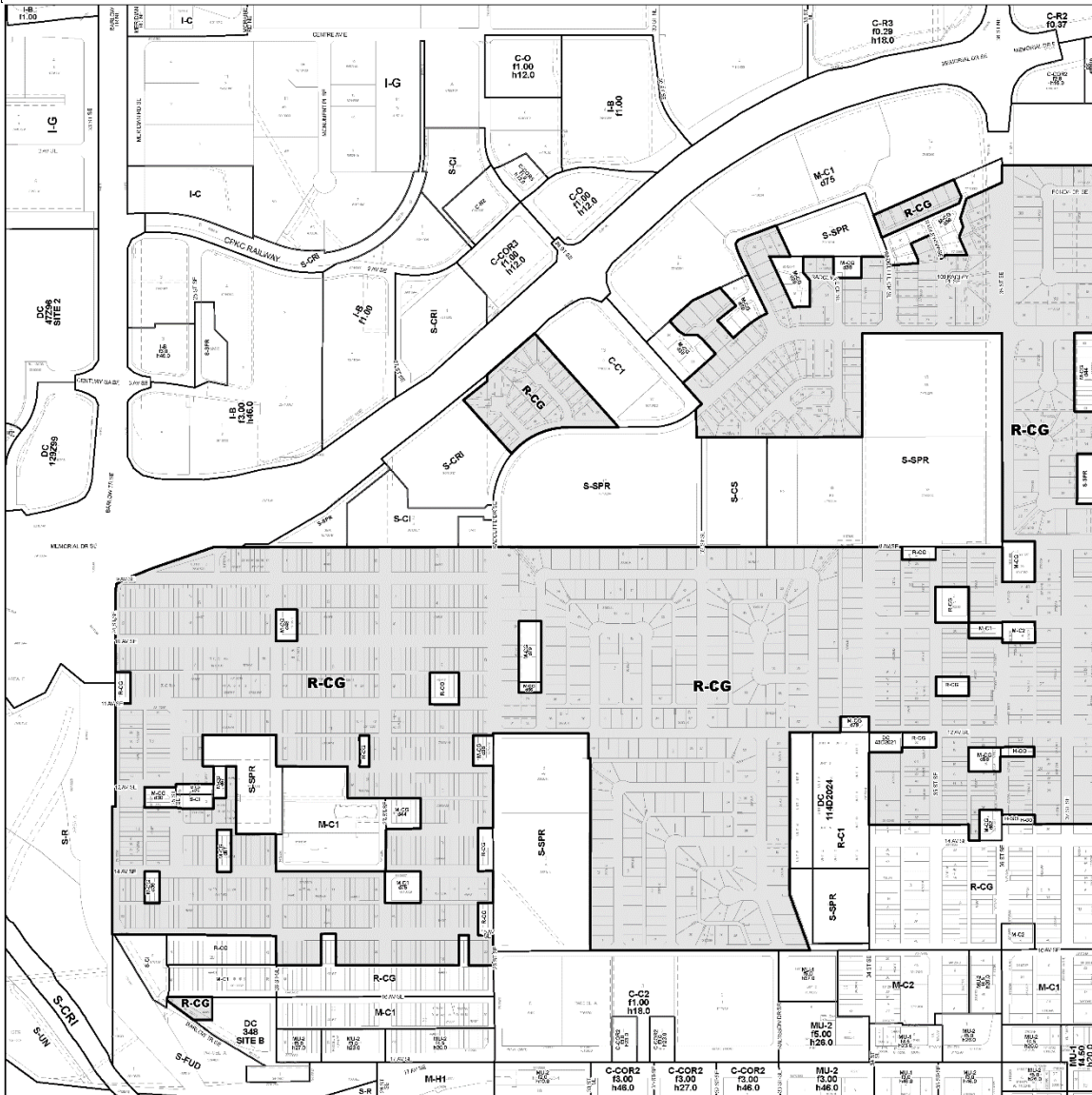
5. amending "Schedule A" by deleting "Section Map 20C" and replace with "Revised Section Map 20C".

Revised Section Map 15E



8. amending "Schedule A" by deleting "Section Map 16E" and replace with "Revised Section Map 16E".

Revised Section Map 16E



For: (15): Councillor Walcott, Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Wong, Councillor Wyness, Councillor Demong, Councillor Sharp, Councillor Penner, Councillor Chabot, Councillor Spencer, Councillor Carra, Councillor McLean, Councillor Mian, and Mayor Gondek

MOTION CARRIED

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Moved by Councillor Walcott
Seconded by Councillor Penner

That with respect to proposed Bylaw 21P2024, the amendment be further amended as follows:

That a new subsection 3 be inserted to the text for Section 546 of Land Use Bylaw 1P2007, as amended, that is proposed in Section 1(o) of proposed Bylaw 21P2024, as follows:

“3. Notwithstanding subsection (1), and (2) the minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 0.5 stalls per unit or suite for development within 600.0 metres of an existing LRT platform or BRT bus stop.”

For: (8): Councillor Walcott, Councillor Wong, Councillor Wyness, Councillor Penner, Councillor Spencer, Councillor McLean, Councillor Mian, and Mayor Gondek

Against: (7): Councillor Dhaliwal, Councillor Chu, Councillor Pootmans, Councillor Demong, Councillor Sharp, Councillor Chabot, and Councillor Carra

MOTION CARRIED

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Moved by Councillor Wyness

Seconded by Councillor Spencer

That Proposed Bylaw 21P2024 be amended as follows:

That Council delete Section 1 (o) of Bylaw 21P2024 (Attachment 3) and replace it with the following:

(o) Delete subsection 546 and replace with:

“**546 (1)** The minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 1.0 stalls per unit or suite.

(2) Notwithstanding subsection (1), the minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 0.5 stalls per unit or suite for the area listed in Table 2.1 below.”

(3) Notwithstanding subsection (1), and (2) the minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 0.5 stalls per unit or suite for development within 600.0 metres of an existing LRT platform or BRT bus stop.

Table 2.1 – Communities with 0.5 Parking Stalls

ACADIA	DOWNTOWN WEST END	LINCOLN PARK	ROSEMONT
ALBERT PARK/RADISSON HEIGHTS	EAGLE RIDGE	LOWER MOUNT ROYAL	ROSSCARROCK
ALTADORE	EAU CLAIRE	MANCHESTER	ROXBORO
BANFF TRAIL	ELBOW PARK	MAPLE RIDGE	RUTLAND PARK
BANKVIEW	ELBOYA	MARLBOROUGH	SCARBORO
BAYVIEW	ERLTON	MAYFAIR	SHAGANAPPI
BEL-AIRE	FAIRVIEW	MAYLAND HEIGHTS	SOUTH CALGARY
BELTLINE	FOREST HEIGHTS	MEADOWLARK PARK	SOUTHVIEW
BONAVISTA DOWNS	FOREST LAWN	MISSION	SOUTHWOOD
BOWNESS	GARRISON GREEN	MONTGOMERY	SPRUCE CLIFF
BRAESIDE	GARRISON WOODS	MOUNT PLEASANT	ST. ANDREWS HEIGHTS
BRENTWOOD	GLAMORGAN	NORTH GLENMORE PARK	SUNALTA
BRIDGELAND/RIVERSIDE	GLENBROOK	NORTH HAVEN	SUNALTA WEST
BRITANNIA	GLENDALE	NORTH HAVEN UPPER	SUNNYSIDE
CAMBRIAN HEIGHTS	GREENVIEW	OAKRIDGE	THORNCLIFFE
CANYON MEADOWS	HAYSBORO	OGDEN	TUXEDO PARK
CAPITOL HILL	HIGHLAND PARK	PALLISER	UNIVERSITY DISTRICT
CHARLESWOOD	HIGHWOOD	PARKDALE	UNIVERSITY HEIGHTS
CHINATOWN	HILLHURST	PARKHILL	UPPER MOUNT ROYAL
CHINOOK PARK	HOUNSFIELD HEIGHTS/ BRIAR HILL	POINT MCKAY	VARSIITY
CLIFF BUNGALOW	HUNTINGTON HILLS	PUMP HILL	VISTA HEIGHTS
COLLINGWOOD	INGLEWOOD	QUEENS PARK VILLAGE	WEST HILLHURST
CRESCENT HEIGHTS	KELVIN GROVE	RAMSAY	WESTGATE
CURRIE BARRACKS	KILLARNEY/ GLENGARRY	RENFREW	WILDWOOD
DALHOUSIE	KINGSLAND	RICHMOND	WILLOW PARK
DOWNTOWN COMMERCIAL CORE	LAKE BONAVISTA	RIDEAU PARK	WINDSOW PARK
DOWNTOWN EAST VILLAGE	LAKEVIEW	ROSEDALE	WINSTON HEIGHTS/ MOUNTVIEW

MOTION CARRIED

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That Bylaw 21P2024 be read a second time, **as amended**.

Against: Councillor Chu, Councillor Chabot, Councillor Demong, Councillor McLean, Councillor Sharp, and Councillor Wong

MOTION CARRIED

That authorization now be given to read Bylaw 21P2024 a third time, **as amended**.

Against: Councillor Chabot and Councillor Chu.

MOTION DEFEATED

ATTACHMENTS

1. Calgary's Housing Strategy 2024-2030 - Land Use Amendment Citywide, LOC2024-0017, and Land Use Bylaw Amendments, CPC2024-0213
2. Proposed Bylaw 21P2024