

# PROPOSED

CPC2024-0095  
ATTACHMENT 3

**BYLAW NUMBER 114D2024**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2023-0275/CPC2024-0095)**

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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 \_\_\_\_\_

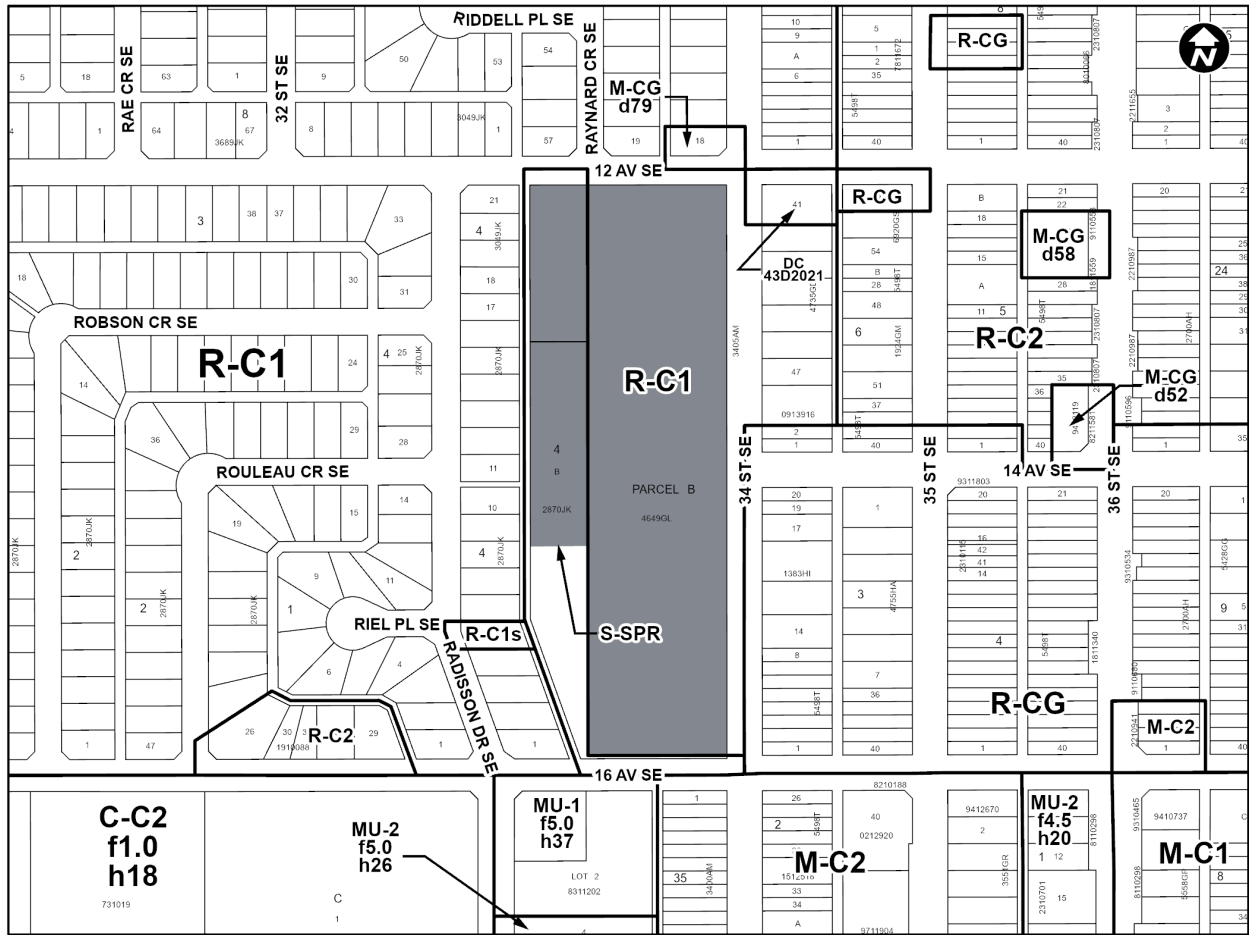
\_\_\_\_\_  
CITY CLERK

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

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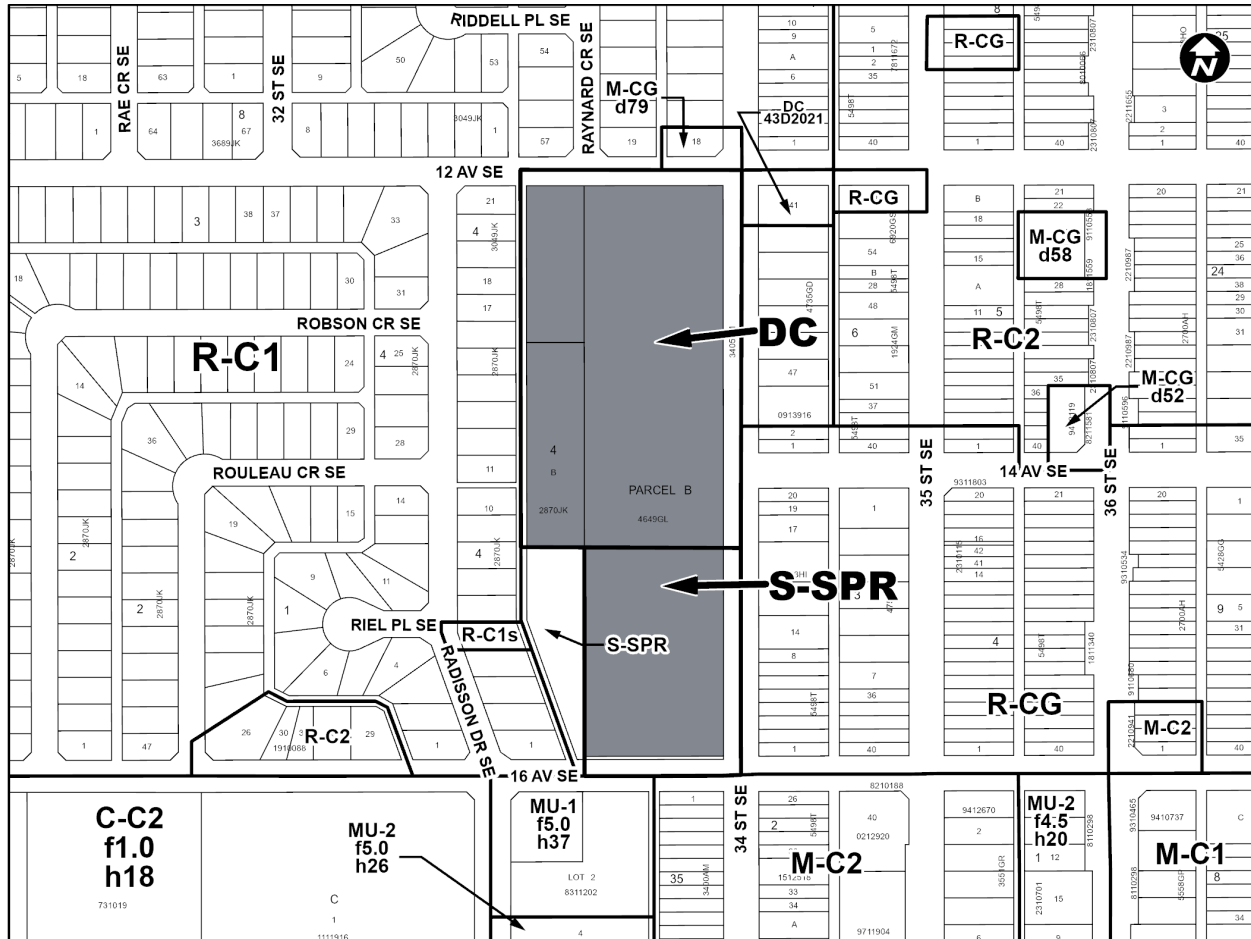
## SCHEDULE A



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## SCHEDULE B



### DIRECT CONTROL DISTRICT

#### Purpose

1 This Direct Control District Bylaw is intended to:

- (a) accommodate residential development on portions of the former David D. Oughton school site and the Radisson Playground and Greens park; and
- (b) facilitate attached or stacked grade-oriented development on a large parcel where each unit has individual separate and direct access to grade.

#### 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 Housing – Grade Oriented (H-GO) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

### Discretionary Uses

- 5 The **discretionary uses** of the Housing – Grade Oriented (H-GO) 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 Housing – Grade Oriented (H-GO) District of Bylaw 1P2007 apply in this Direct Control District.

### Building Depth and Separation

- 7 Section 1393 does not apply to this Direct Control District.

### Mobility Storage

- 8 (1) The minimum number of **mobility storage lockers** is calculated based on the sum of all **units** and **suites** at a rate of 1.0 locker per **unit** or **suite** where a **unit** or **suite** is not provided a **motor vehicle parking stall**; and
- (2) An **Accessory Residential Building** when used as a **mobility storage locker**, may be located between a **building** and a public **street**, internal road or **lane**.

### Vehicular Access

- 9 Vehicular access to the site is restricted to the following locations:
- (1) directly from the **lane**;
- (2) along 34 Street SE directly across from 14 Avenue SE; or
- (3) along 12 Avenue SE directly across from Raynard Crescent SE.

### Interface with a Special Purpose District

- 10 (1) A pedestrian pathway connection must be provided to an **adjacent parcel** designated as a **special purpose district** and must be a minimum of 2.0 metres wide.
- (2) **Fences** located within the required **building setback** shared with a **parcel** designated as a **special purpose district** must be:
- (a) constructed from chain link or a similar visually permeable material; and
- (b) a maximum of 1.2 metres in **height**.

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## Relaxations

- 11 The *Development Authority* may relax rules contained in Section 6 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.