

# PROPOSED

CPC2024-0651  
ATTACHMENT 3

**BYLAW NUMBER 227D2024**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2024-0030/CPC2024-0651)**

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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 \_\_\_\_\_

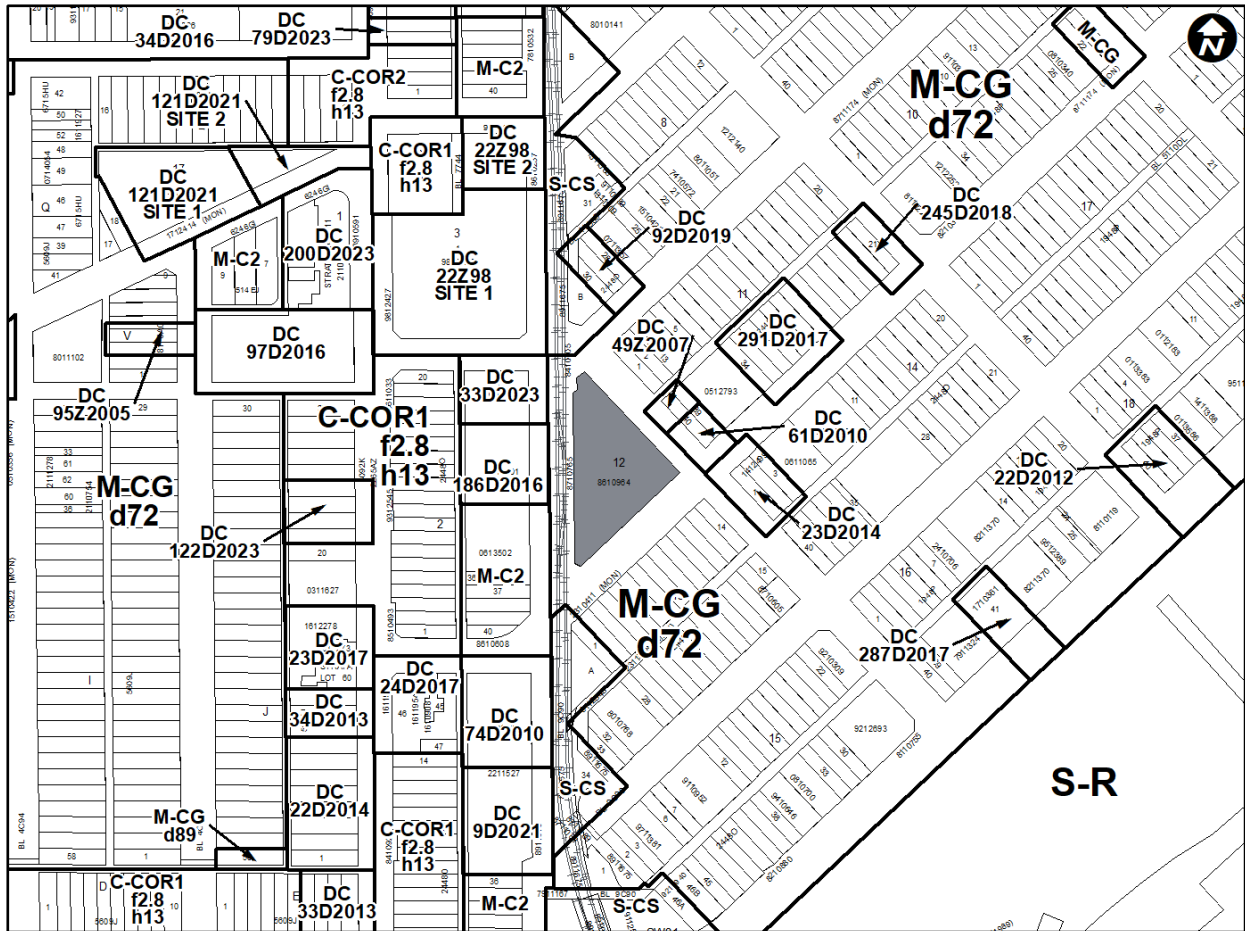
\_\_\_\_\_  
CITY CLERK

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

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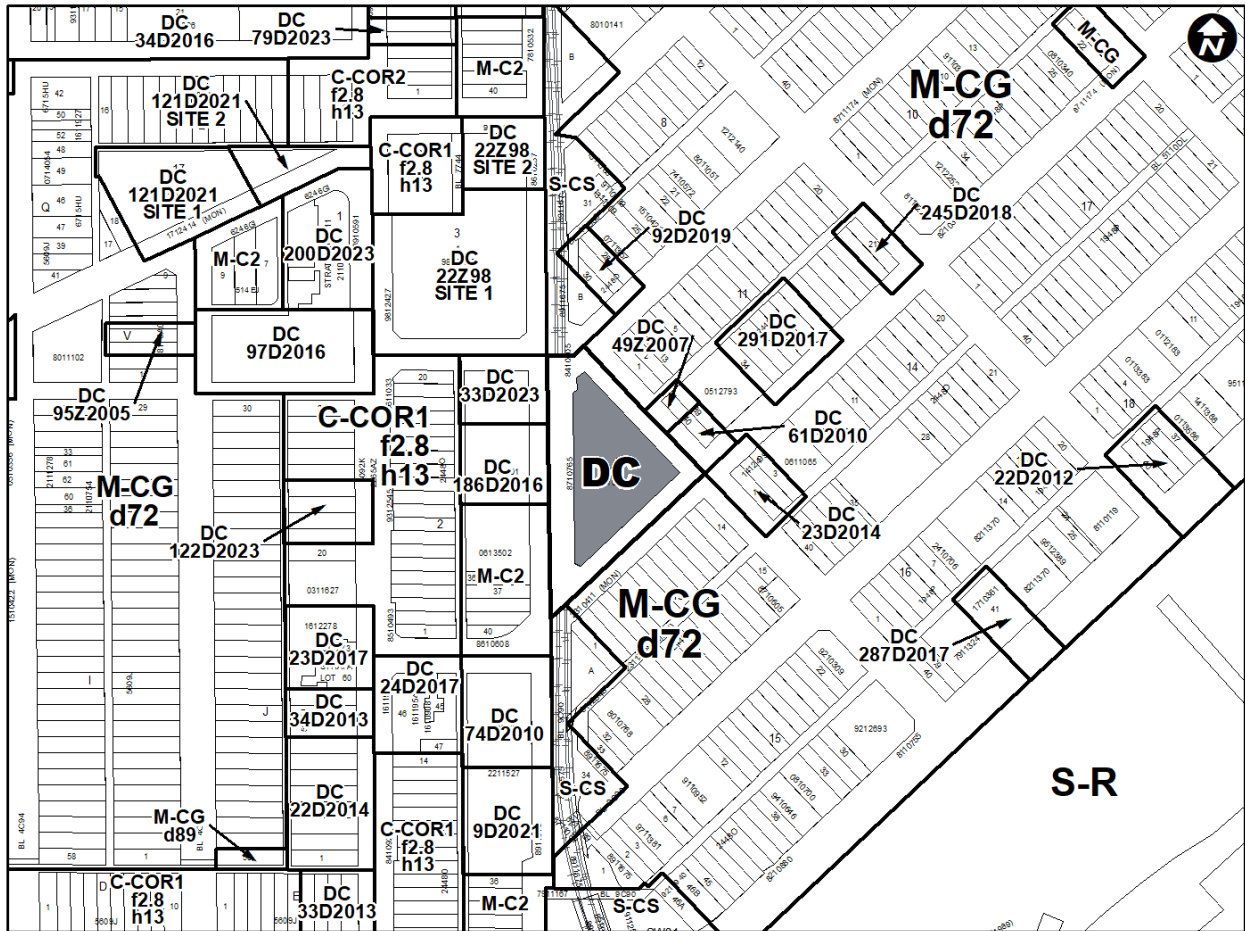
## SCHEDULE A



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## SCHEDULE B



### DIRECT CONTROL DISTRICT

#### Purpose

1 This Direct Control District Bylaw is intended to:

- (a) provide for medium-density, mid-rise development; and
- (b) implement the density bonus provisions of the applicable Area Redevelopment Plan.

#### 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.

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## General Definitions

4 In this Direct Control District Bylaw:

- (a) “**affordable housing**” is defined as a **building** containing non-market housing **units**, owned and operated by the **City** or a bona fide non-market housing provider recognized by the General Manager of Planning and Development Services, secured through a legal agreement.
- (b) “**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.
- (c) “**publicly accessible private open space**” means outdoor open space located on the **development parcel** that is made available to the public through a registered public access easement agreement acceptable to the **Development Authority**, and is in a location, form, configuration and constructed in a manner acceptable to the **Development Authority**.

## Permitted Uses

- 5 (1) 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.
- (2) **Multi-Residential Development** is a **permitted use** if the **development** provides bonus items in accordance with Section 8(2).

## Discretionary Uses

- 6 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

- 7 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

- 8 (1) Unless otherwise referenced in subsection (2), the maximum **floor area ratio** is 2.0.
- (2) The maximum **floor area ratio** may be increased to 4.0 with the provision of the following bonus items:
- (a) a minimum of 50 percent of the **units** in the **building** are **affordable housing units**; and
  - (b) a minimum of 540 square metres of **publicly accessible private open space**.

## Building Height

- 9 The maximum **building height** is 26.0 metres.

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## Motor Vehicle Parking Stall Reduction

**10** The *motor vehicle parking stall* requirement may be reduced to 0.0 stalls per **Dwelling Unit** or **Live Work Unit** for both residents and visitors where the following transportation demand management measures are provided and implemented as a condition of a *development permit*:

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

## Relaxations

**11** 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.