

PROPOSED

CPC2024-0583
ATTACHMENT 3

BYLAW NUMBER 202D2024

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007 AND BYLAW 21P2024
(LAND USE AMENDMENT
LOC2024-0033/CPC2024-0583)**

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. Bylaw 21P2024 is hereby amended by deleting Revised Section Map 29C from Schedule "A" of Bylaw 21P2024 and replacing it with the Revised Section Map 29C as shown on Schedule "C" to this Bylaw.
3. 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 _____

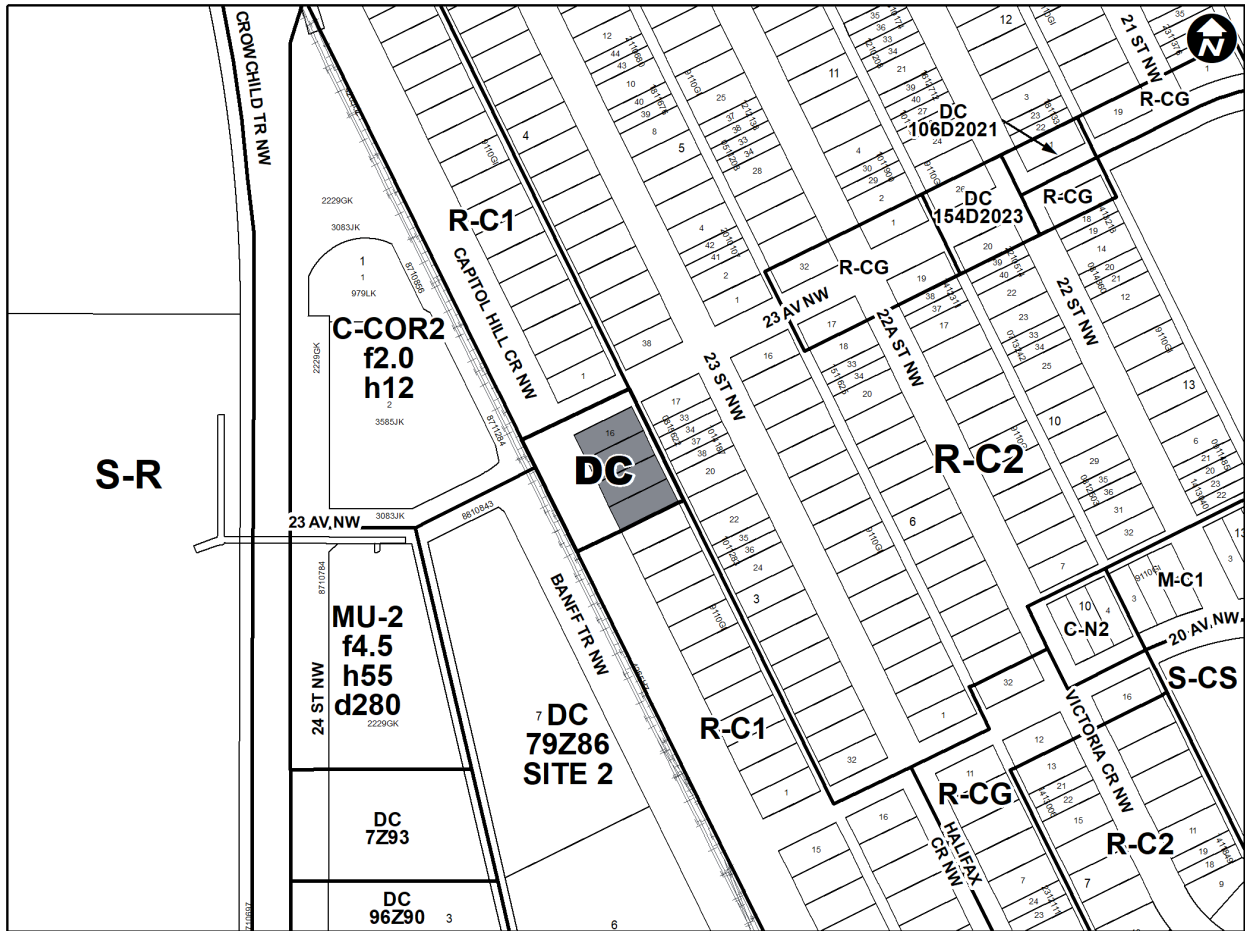
CITY CLERK

SIGNED ON _____

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SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) to establish a minimum density to allow for the implementation of the area redevelopment plan; and
- (b) enable a medium-density mid-rise development which may include commercial uses at 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 Mixed Use – General (MU-1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District

Discretionary Uses

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

- (a) with the addition of:
 - (i) **Multi-Residential Development;** and
- (b) with the exclusion of:
 - (i) **Dwelling Unit.**

Bylaw 1P2007 District Rules

6 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

7 The maximum **floor area ratio** is 4.0.

Density

8 The minimum **density** is 150 **units** per hectare.

Building Height

9 The maximum **building height** is 23 metres.

Setback Area

10 Where a **parcel** shares a **property line**:

- (a) with a **street**, there is no requirement for a **setback area**;
- (b) with another **parcel**, the minimum **setback area** is 3.0 metres; and
- (c) with a **lane** that separates the **parcel** from a **parcel** designated as a **residential district**, the **setback area** must have a minimum depth of 7.5 metres measured from the **property line** that the adjacent **parcel** designated as a **residential district** shares with the **lane**.

Motor Vehicle Parking Stall Requirements

11 (1) Section 1352 does not apply in this Direct Control District.

(2) The minimum number of **motor vehicle parking stalls** is:

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- (a) 0.6 stalls per *unit* for resident parking;
- (b) 0.08 *visitor parking stalls* per *unit*, and
- (c) the minimum requirement referenced in Part 4 for all other *uses*.

Required Bicycle Parking Stalls

- 12 (1) The minimum number of *bicycle parking stalls – class 1* for **Multi-Residential Development** is:
- (a) 0.5 stalls per *unit*, and
 - (b) the minimum requirement referenced in Part 4 for all other uses.
- (2) The minimum number of *bicycle parking stalls – class 2* for **Multi-Residential Development** is 0.1 stalls per *unit*.

Reduction for Bicycle Supportive Development

- 13 The total number of *motor vehicle parking stalls* required by Section 10 for all of the *units* within the *development* is reduced by 0.25 *motor vehicle parking stalls* for each additional *bicycle parking stalls – class 1* provided in excess of the number of *bicycle parking stalls – class 1* required in Section 11 to a maximum of 25 per cent of the total number of *motor vehicle parking stalls* required by Section 10 for all of the *units* within the *development*.

Relaxations

- 14 The *Development Authority* may relax the rules contained in Sections 6, 7, 12 and 13 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

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SCHEDULE C

Revised Section Map 29C

