

PROPOSED

CPC2026-0233
ATTACHMENT 2

BYLAW NUMBER 57D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2025-0254/CPC2026-0233)**

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 MM DD YYYY

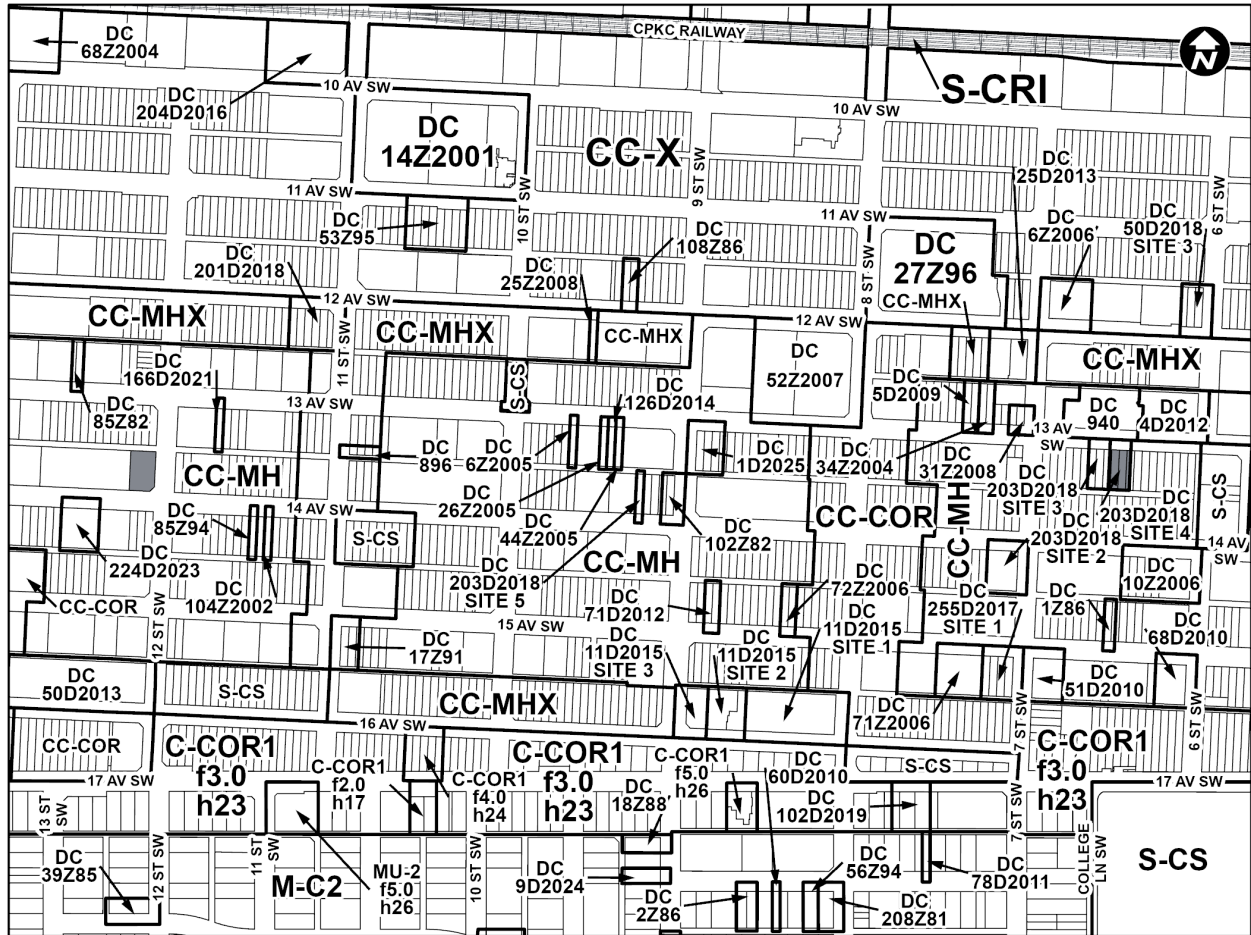
CITY CLERK
SIGNED ON MM DD YYYY

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SCHEDULE A

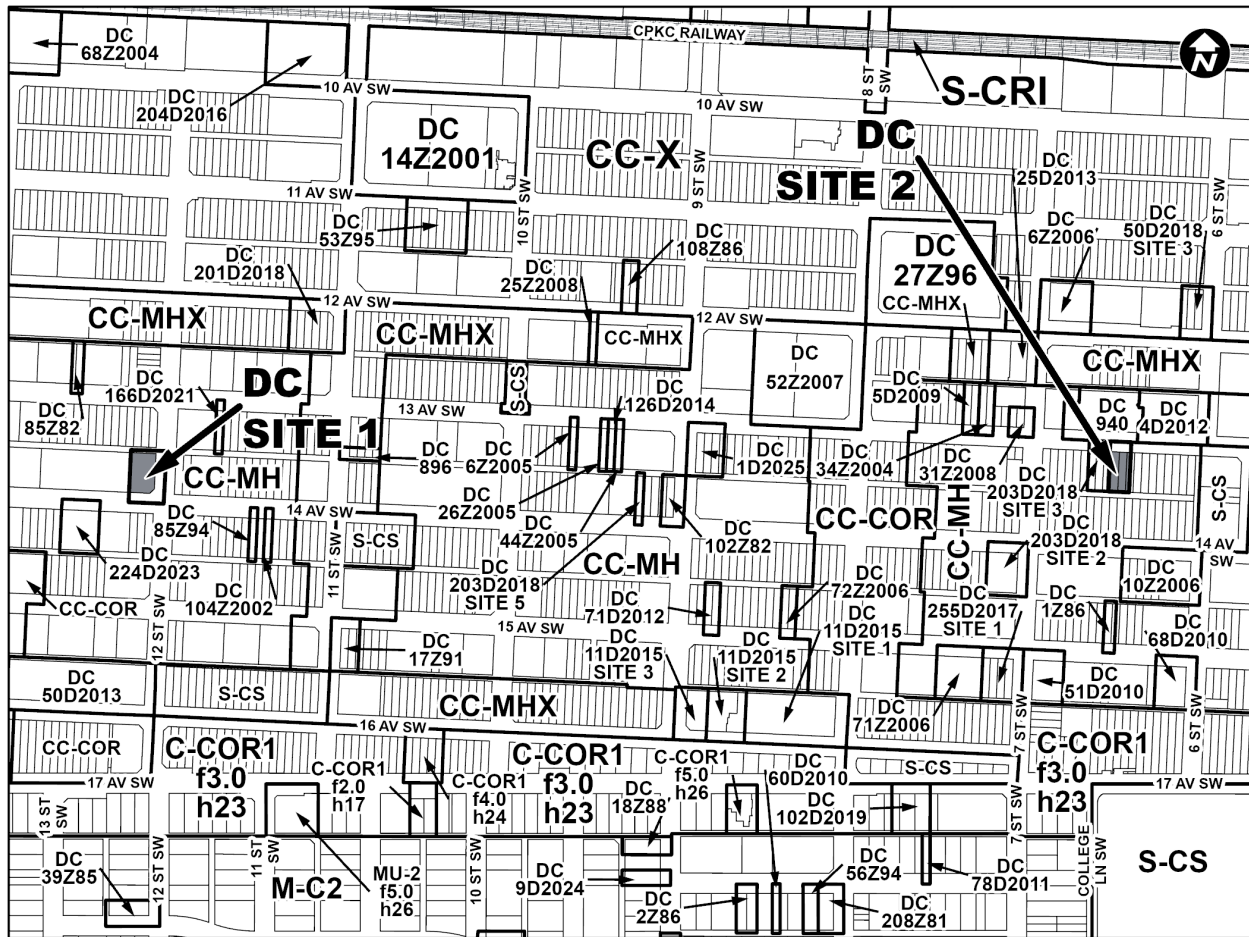


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SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to implement a heritage density transfer.

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:

- (a) “**DC Receiving parcel**” means Site 1, the **parcel** legally described as Plan 2311640, Block 97, Lot 55, with the municipal address 1302 – 14 Avenue SW, which is the **parcel** receiving a heritage density transfer of 2,090 square metres from the **DC Source Parcel**; and
- (b) “**DC Source Parcel**” means Site 2, the **parcel** legally described as Plan A1, Block 91, Lots 10, 11, a portion of Lot 9 and a portion of Lot 12 with the municipal address 721 – 13 Avenue SW, which:
 - (i) is the **parcel** from which 2,090 square metres of density is being transferred to the **DC Receiving Parcel** through this Direct Control District Bylaw; and
 - (ii) is the **parcel** from which 914.02 square metres of heritage density has already been transferred to a separate receiving **parcel** through Direct Control District Bylaw 203D2018.

Permitted Uses

5 The **permitted uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

6 The **discretionary uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 apply in this Direct Control District.

Site 1

0.1 hectares (± 0.24 acres)

Application

8 The provisions in Section 9 apply only to Site 1.

Floor Area Ratio

- 9 (1) The maximum **floor area ratio** is 7.1 which accounts for 2090 square metres transferred from the **DC Source Parcel**.
- (2) The maximum **floor area ratio** referenced in (1) may be increased to 7.7 in accordance with the bonus provisions contained in Part 11, Division 7 of Bylaw 1P2007.

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- (3) Unless otherwise referenced in subsections (1) and (2), where a **development** provides **units** with three or more bedrooms in the form of **Assisted Living, Dwelling Units** or **Live Work Units**, the **Development Authority** may exclude the three or more-bedroom **units** from the **floor area ratio** calculation, up to a maximum of 15 per cent of the total **units** in the **development**.

Site 2

0.08 hectares (± 0.21 acres)

Application

10 The provisions in Section 11 apply only to Site 2.

Floor Area Ratio

- 11 (1) After accounting for the heritage density transfers in this Direct Control District Bylaw and in Bylaw 203D2018, the maximum **floor area ratio** is 1.53.
- (2) The bonus provisions contained in Part 11, Division 7 of Bylaw 1P2007 do not apply to Site 2 of this Direct Control District.

Relaxations

12 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.