

PROPOSED

CPC2026-0250
ATTACHMENT 2

BYLAW NUMBER 63D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2025-0171/CPC2026-0250)**

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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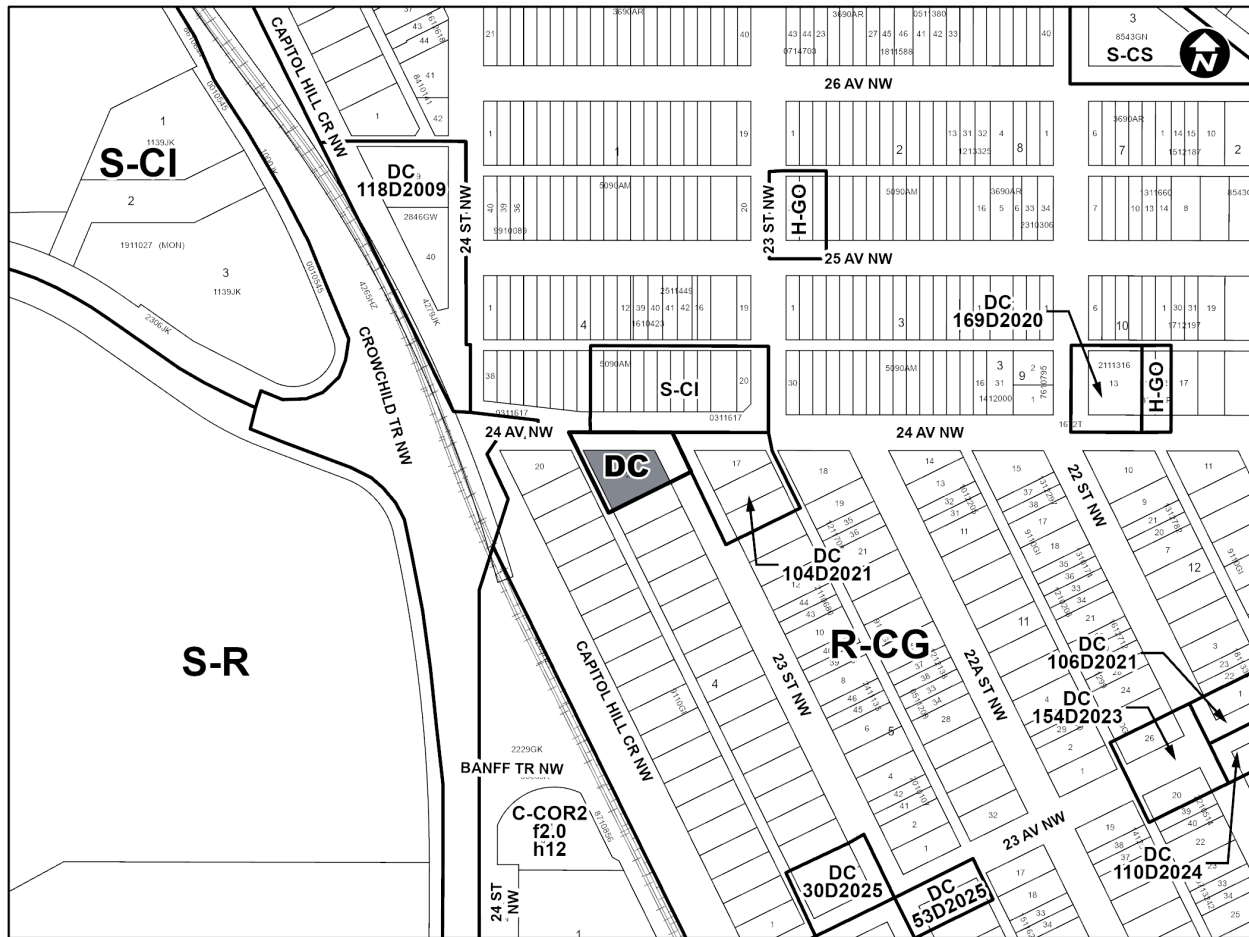
SCHEDULE A



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SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) establish specific rules for setbacks and building height; and
- (b) exclude specific uses on the site.

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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Permitted Uses

- 4 The **permitted uses** of the Multi-Residential – High Density Medium Rise (M-H2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the exclusion of:
- (a) **Secondary Suite.**

Discretionary Uses

- 5 The **discretionary uses** of the Multi-Residential – High Density Medium Rise (M-H2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the exclusion of:
- (a) **Backyard Suite;**
 - (b) **Duplex Dwelling;**
 - (c) **Semi-detached Dwelling;** and
 - (d) **Single Detached Dwelling.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Multi-Residential – High Density Medium Rise (M-H2) District of Bylaw 1P2007 apply in this Direct Control District.

Setback Area

- 7 The depth of all **setback areas** must be equal to the minimum **building setback** required in Section 8 of this Direct Control District Bylaw.

Building Setbacks

- 8 (1) The minimum **building setback** from a **property line** shared with a **street** or a **lane** is zero metres.
- (2) The minimum **building setback** from a **property line** shared with another **parcel** is 3.0 metres.

Building Height

- 9 (1) Unless otherwise referenced in subsections (2) and (3), the maximum **building height** is 26.0 metres.
- (2) Where a **parcel** shares a **property line** with a **lane**, the maximum **building height** is reduced to 14.0 metres from **grade** within 3.0 metres of that shared **property line**.
- (3) Where a **parcel** shares a **property line** with another **parcel**, the maximum **building height** is reduced to 11.0 metres from **grade** within 5.0 metres of that shared **property line**.

Relaxations

- 10 The **Development Authority** may relax the rules contained in Section 6, 7, 8, 9(2) and 9(3) of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.