

PROPOSED

CPC2019-0304
ATTACHMENT 2

BYLAW NUMBER 99D2019

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2017-0383/CPC2019-0304)

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 substituting therefor 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 _____

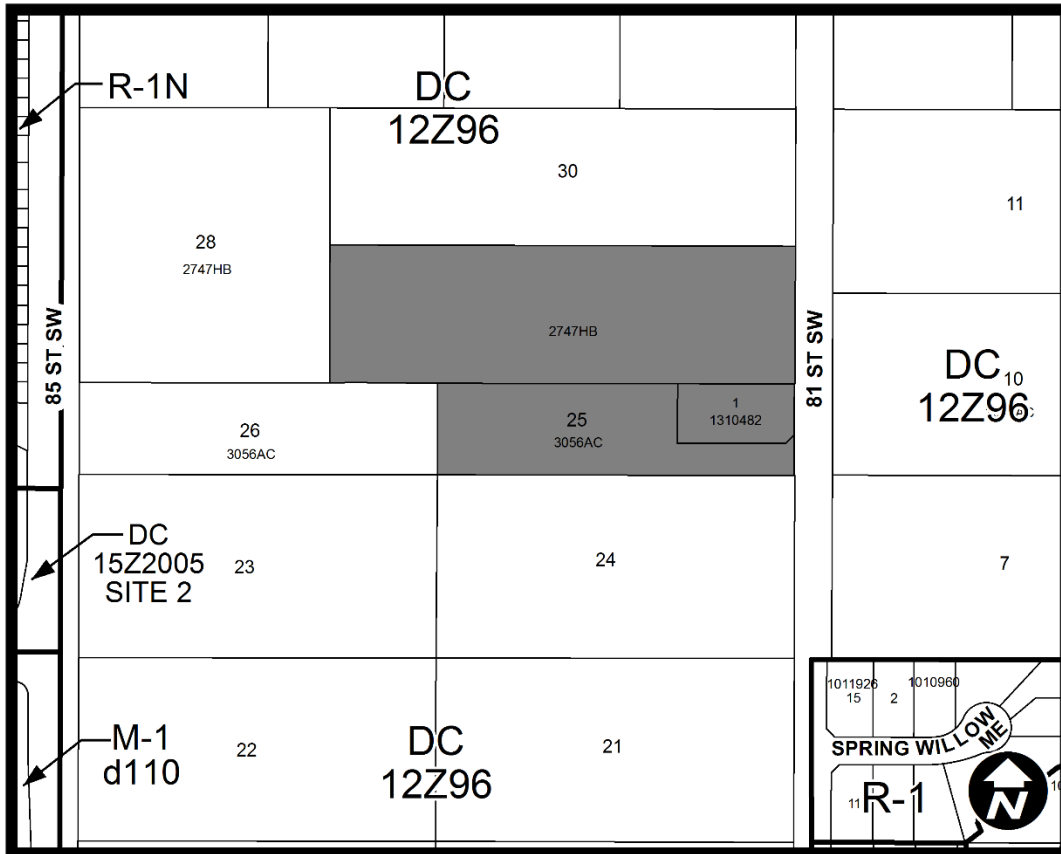
CITY CLERK

SIGNED ON _____

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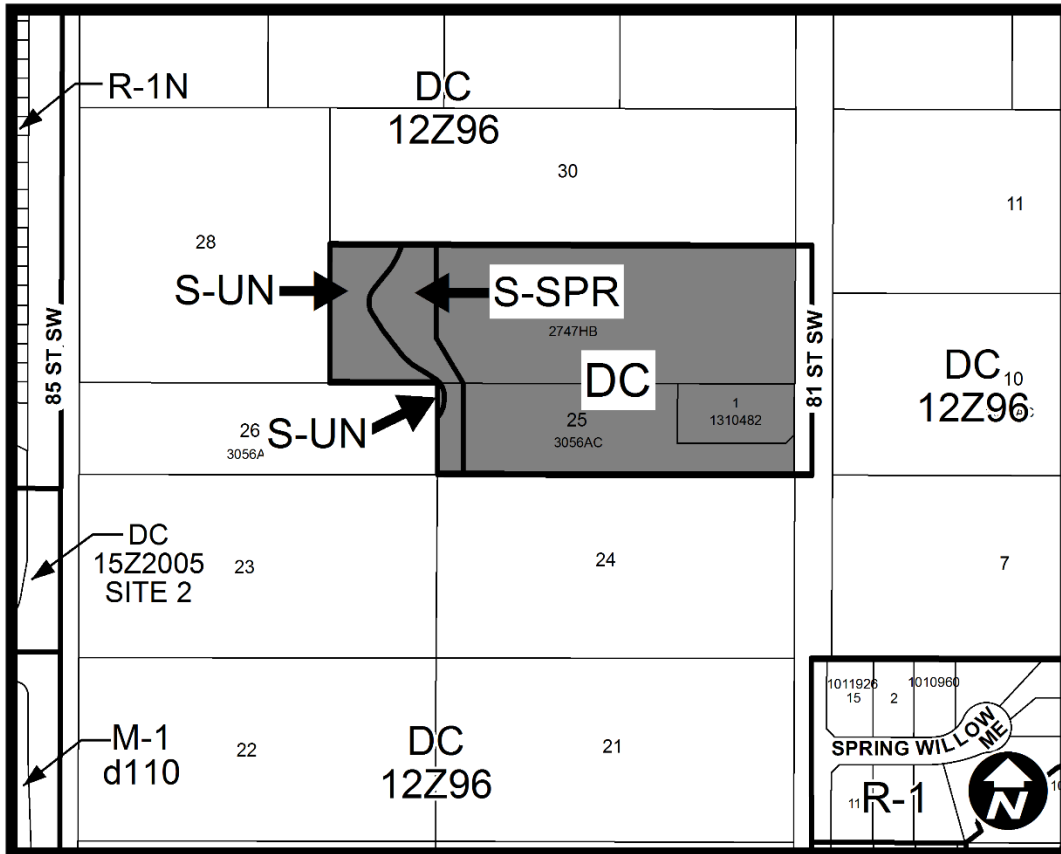
SCHEDULE A



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SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to provide for:
 - (a) medium **density** mid-rise **Multi-Residential Development** in accordance with the policies of the Springbank Hill Area Structure Plan; and
 - (b) additional height to accommodate larger **building** forms on a sloping site, while considering adjoining residential districts to the south that provide lower maximum building heights.

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.

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Reference to Bylaw 1P2007

- 3 Within this Direct Control District, 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 Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Multi-Residential – Medium Profile (M-2) 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 Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 apply in this Direct Control District.

Building Height

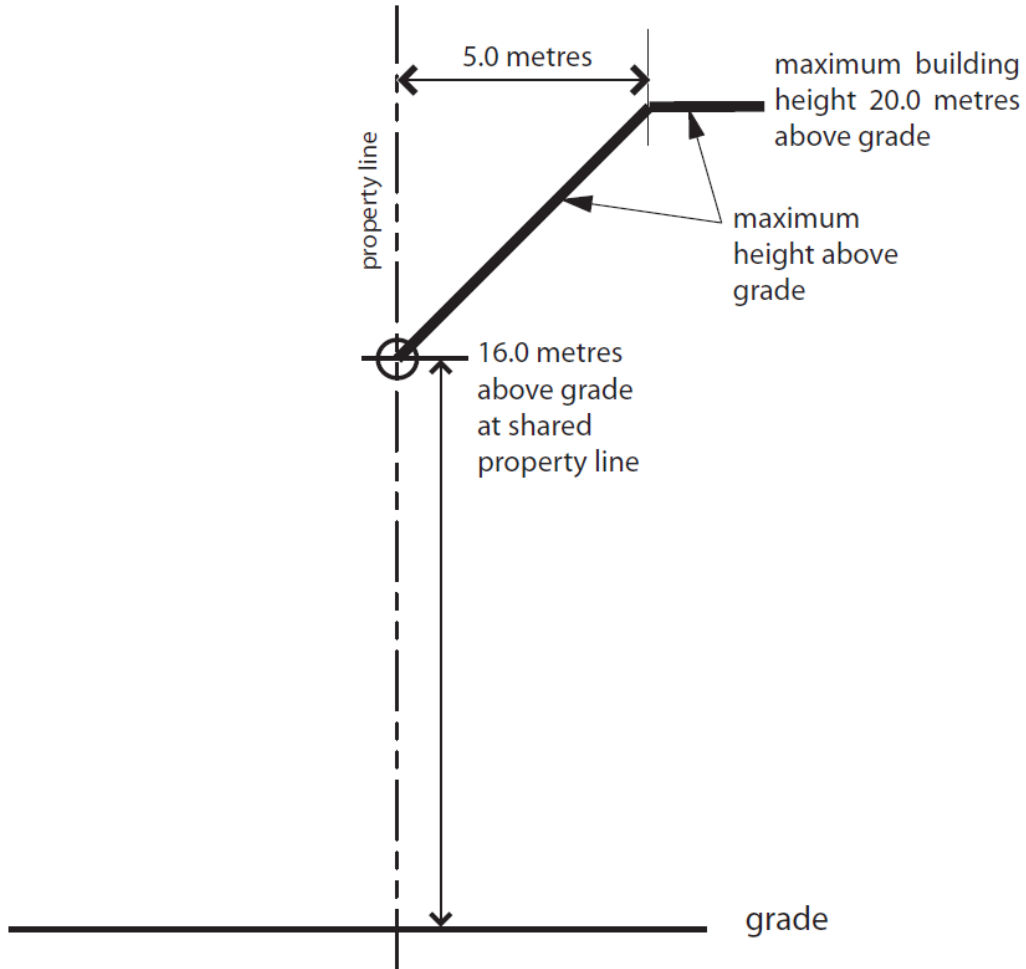
- 7 (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 20.0 metres.
- (2) Where a **parcel** shares a property line with another **parcel** not subject to this Direct Control District, the maximum **building height**:
- (a) is 16.0 metres measured from **grade** at the shared **property line**; and
 - (b) increases proportionately to a maximum of 20.0 metres measured from **grade** at a distance of 5.0 metres from the shared **property line**.

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- (3) The following diagram illustrates the rules of subsection (2)(b):

Illustration 1:
Building Height and Cross Section



Relaxations

- 8 The **Development Authority** may relax the rules contained in Section 7 of this Direct Control District in accordance with Sections 31 and 36 of Bylaw 1P2007.