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 amending that portion of the Land Use District Map shown as shaded on Schedule “A” to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule “A”.

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 ________________________________
Purpose
1 This Direct Control District is intended to:

(a) provide for mid-rise mixed-use development;

(b) provide for commercial uses that contribute to an active street located on the ground floor of buildings along the street; and

(c) create a built form where building height transitions from high to low from the street to the rear of a parcel.

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.
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 Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 are the permitted uses in this Direct Control District.

Discretionary Uses
5 The discretionary uses of the Mixed Use – Active Frontage (MU-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 Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio
7 The maximum floor area ratio is 4.5.

Building Height
8 (1) Unless otherwise referenced in subsection (2), the maximum building height is 46.0 metres.

(2) The maximum building height within 6.0 metres of the property line shared with a special purpose district is 18.0 metres and increases proportionately to a maximum of 46.0 metres measured from grade at a distance of 25.0 metres from the property line shared with a special purpose district, as shown on Illustration 1.

Setback Area
9 (1) Where a parcel shares a property line with a parcel designated as a special purpose district, the rear setback area must have a minimum depth of 6.0 metres.

(2) For the storey closest to grade, the maximum building setback from a property line shared with a street is 22.0 metres for the length of the building façade that faces the street.

Vehicle Access
10 (1) Unless otherwise referenced in subsection (2), motor vehicle parking stalls and loading stalls must not be located between a building and a street.

(2) Motor vehicle parking stalls may be located between a building and a street where there is not more than one row of motor vehicle parking stalls provided.
Illustration 1: Building Height in subsection 8(2).