

**BYLAW NUMBER 61D2014**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT LOC2012-0058)**

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**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;

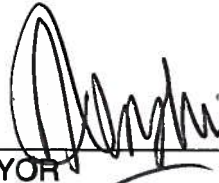
**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

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 THIS 21<sup>ST</sup> DAY OF JULY, 2014.

READ A SECOND TIME THIS 21<sup>ST</sup> DAY OF JULY, 2014.

READ A THIRD TIME THIS 21<sup>ST</sup> DAY OF JULY, 2014.



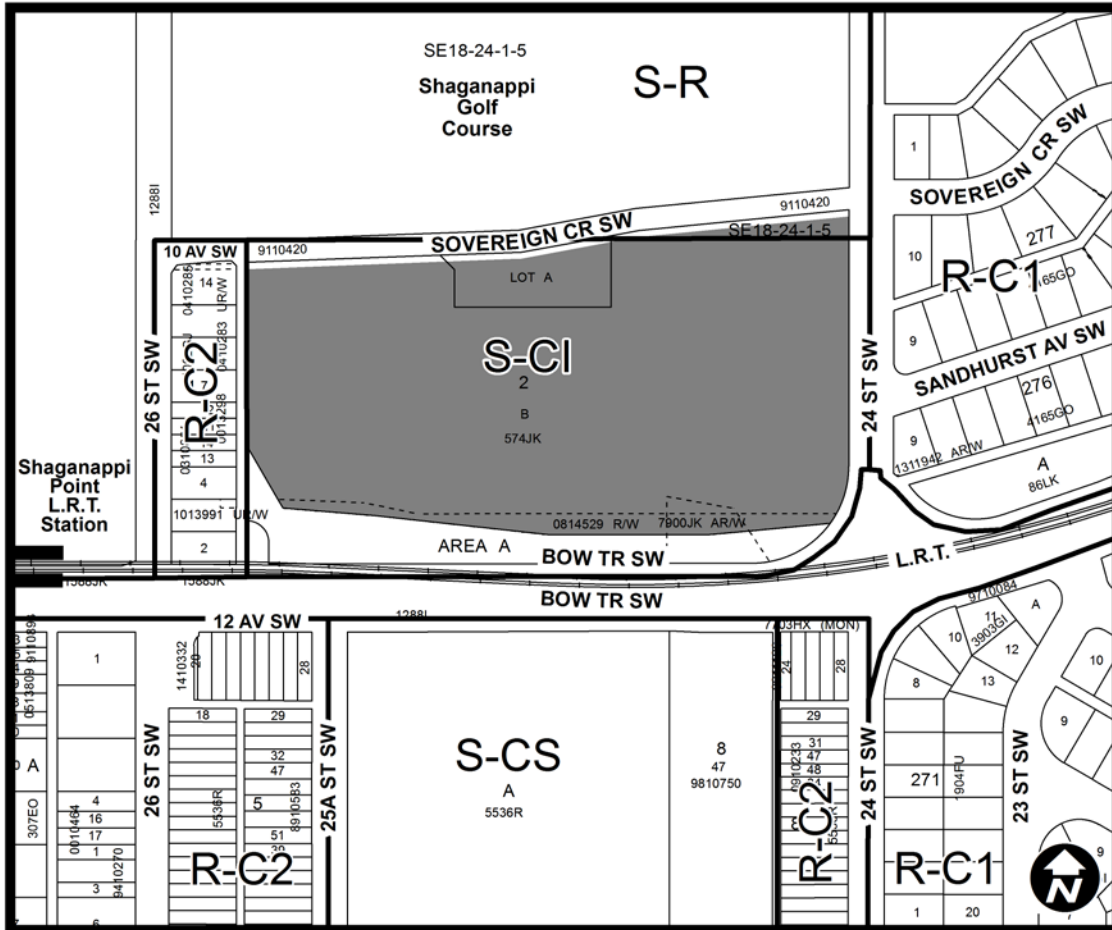
\_\_\_\_\_  
MAYOR  
SIGNED THIS 21<sup>ST</sup> DAY OF JULY, 2014.



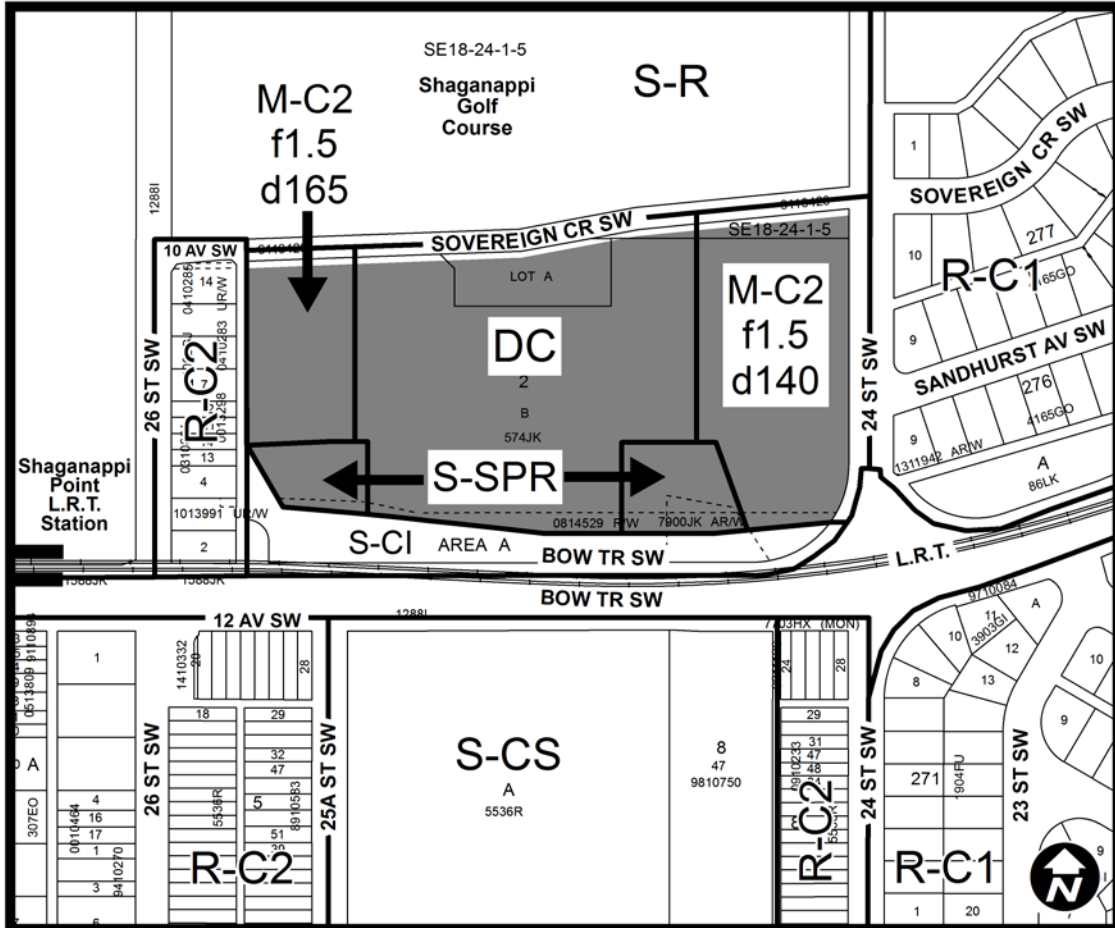
\_\_\_\_\_  
ACTING CITY CLERK  
SIGNED THIS 21<sup>ST</sup> DAY OF JULY, 2014.

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SCHEDULE A



**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

**Purpose**

1 This Direct Control District is intended to accommodate **development** that is characterized by:

- (a) land **uses** that support transit **use**;
- (b) **development** that accommodates a mix of **uses** including a range of seniors housing and services;

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- (c) built form that will accommodate mid-rise **development** and is sensitive to adjoining residential districts;
- (d) built form that is street oriented at **grade**;
- (e) development intensity that is measured by **floor area ratio**; and
- (f) enhanced pedestrian and cyclist connections on the north side of Bow Trail between 24 Street SW and 26 Street SW.

**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 Multi-Residential – High Density Medium Profile (M-H2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

**Discretionary Uses**

- 5** The **discretionary uses** of the Multi-Residential – High Density Medium Profile (M-H2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Community Recreation Facility;**
- (b) **Dwelling Unit;**
- (c) **Fitness Centre;**
- (d) **Health Services Laboratory – With Clients;**
- (e) **Health Services Laboratory – Without Clients;**
- (f) **Instructional Facility;**
- (g) **Medical Clinic;**
- (h) **Post-secondary Learning Institution;**
- (i) **Restaurant: Food Service Only – Medium;**
- (j) **Restaurant: Licensed – Small;**
- (k) **Restaurant: Licensed – Medium; and**
- (l) **Social Organization.**

**Bylaw 1P2007 District Rules**

- 6** Unless otherwise specified, the rules of the Multi-Residential – High Density Medium Profile (M-H2) District of Bylaw 1P2007 apply.

**Density**

- 7** There is no minimum **density**.

**Floor Area Ratio**

- 8** The maximum **floor area ratio** for a **parcel** is 3.2.

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**Setback Areas**

- 9 (1) The depth of all **setback areas** must be equal to the **minimum building setback** required in section 10.
- (2) A regional path may be located within the **building setback** adjacent to Bow Trail SW.

**Building Setbacks**

- 10 (1) Unless otherwise referenced in subsections (2), (3) or (4), the minimum **building setback** from a **property line** shared with a **street** is 3.0 metres.
- (2) The minimum **building setback** from a **property line** shared with a **street** for **commercial multi-residential uses** located at **grade** is zero metres.
- (3) The minimum **building setback** from a **property line** shared with a **street** for a **street-oriented multi-residential building** is zero metres.
- (4) The minimum **building setback** from a **property line** shared with Bow Trail is 8.0 metres.
- (5) The minimum **building setback** from a **property line** shared with a **parcel** designated as a **special purpose district** is 3.0 metres.
- (6) Where a **parcel** shares a **property line** with another **parcel** with the same Direct Control designation, the minimum **building setback** is zero metres.

**Landscaping**

- 11 (1) At least 25.0 percent of the required **landscaped area** must be provided at **grade**.
- (2) A regional path located adjacent to Bow Trail may be included in the calculation of **landscaped area**.

**Planting Requirements**

- 12 (1) Trees required by this section may be provided through the planting of new trees or the preservation of existing trees.
- (2) A minimum of 1.0 tree must be planted for every 30.0 square metres of **landscaped area** provided.
- (3) A minimum of 2.0 shrubs must be planted for every 30.0 square metres of **landscaped area** provided.

**Building Height**

- 13 (1) Unless otherwise referenced in subsections (2) and (3), the maximum **building height** is 36.0 metres.
- (2) Where a **parcel** shares a **property line** with a **street** or a **parcel** designated as a **special purpose district**, the maximum **building height** is:
- (a) 16.0 metres measured from **grade** within 6.0 metres of that shared **property line**; and

- (b) 36.0 metres measured from **grade** at a distance greater than 6.0 metres from that shared **property line**.

**Rules for Commercial Multi-Residential Uses**

14 (1) For the purpose of this Direct Control District, a **commercial multi-residential uses** includes:

- (a) **Community Recreation Facility;**
- (b) **Convenience Food Store;**
- (c) **Counselling Service;**
- (d) **Drinking Establishment – Small;**
- (e) **Fitness Centre;**
- (f) **Health Services Laboratory – With Clients;**
- (g) **Health Services Laboratory – Without Clients;**
- (h) **Information and Service Provider;**
- (i) **Instructional Facility;**
- (j) **Medical Clinic;**
- (k) **Office;**
- (l) **Outdoor Café;**
- (m) **Print Centre;**
- (n) **Post-secondary Learning Institution;**
- (o) **Restaurant: Food Service Only – Medium;**
- (p) **Restaurant: Food Service Only – Small;**
- (q) **Restaurant: Licensed – Medium;**
- (r) **Restaurant: Licensed – Small;**
- (s) **Retail and Consumer Service;**
- (t) **Service Organization;**
- (u) **Social Organization;**
- (v) **Specialty Food Store; and**
- (w) **Take Out Food Service.**

(2) (a) All **Multi-Residential Development** must have a minimum **use area** of 300.0 square metres to accommodate **commercial multi-residential uses**;

- (b) The **Development Authority** may consider a relaxation due to unique sites, location or use characteristics.

(3) Unless otherwise referenced in subsection (4), **commercial multi-residential uses** must:

- (a) be contained completely within the **building**;
- (b) be located on the floor closest to **grade** of a **main residential building**; and
- (c) not share a hallway with **Dwelling Units**.

(4) A **Counselling Service, Health Services Laboratory – With Clients, Health Services Laboratory – Without Clients, Instructional Facility, Information and**

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**Service Provider, Medical Clinic, Office, Post-secondary Learning Institution, Service Organization or Social Organization** may be located on the second **storey** of a **building** provided they:

- (a) are contained completely within the **building**; and
  - (b) do not share a hallway with **Dwelling Units**.
- (5) The maximum **use area** for each **commercial multi-residential use** is 300.0 square metres with the exception of the following **uses**:
- (a) **Community Recreation Facility;**
  - (b) **Fitness Centre;**
  - (c) **Health Services Laboratory – With Clients;**
  - (d) **Health Services Laboratory – Without Clients;**
  - (e) **Instructional Facility;**
  - (f) **Medical Clinic;**
  - (g) **Office;**
  - (h) **Post-secondary Learning Institution;**
  - (i) **Restaurant: Food Service Only – Medium;**
  - (j) **Restaurant: Licensed – Medium;** and
  - (k) **Social Organization.**
- (6) Parking areas for **commercial multi-residential uses** must:
- (a) be separated from residential parking areas; and
  - (b) be located a minimum distance of 5.0 metres from a **parcel** designated as a **low density residential district** in the case of a surface parking area.

**Parking**

- 15 (1) Surface parking must be **screened** from a **street**.
- (2) Parking structures may be provided above **grade** and must be screened from a **street**.
- (3) Any **development** that proposes 2.0 to 3.0 **floor area ratio** may provide up to 0.5 **floor area ratio** of above **grade** structured parking that is not considered part of the **floor area ratio** calculation.

**Minimum Required Motor Vehicle Parking Stalls**

- 16 The minimum number of **motor vehicle parking stalls** is the requirement referenced in Part 4 of Bylaw 1P2007.

**Reductions of Minimum Motor Vehicle Parking Requirement**

- 17 The minimum number of **motor vehicle parking stalls** is reduced by 10.0 percent where a **building** that generates the parking requirement is located within 400.0 metres of an existing or approved Capital funded **LRT platform**.