

BYLAW NUMBER 72D2020

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2019-0170/ CPC2020-0488)**

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.

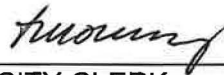
READ A FIRST TIME ON JUNE 15, 2020

READ A SECOND TIME ON JUNE 15, 2020

READ A THIRD TIME ON JUNE 15, 2020

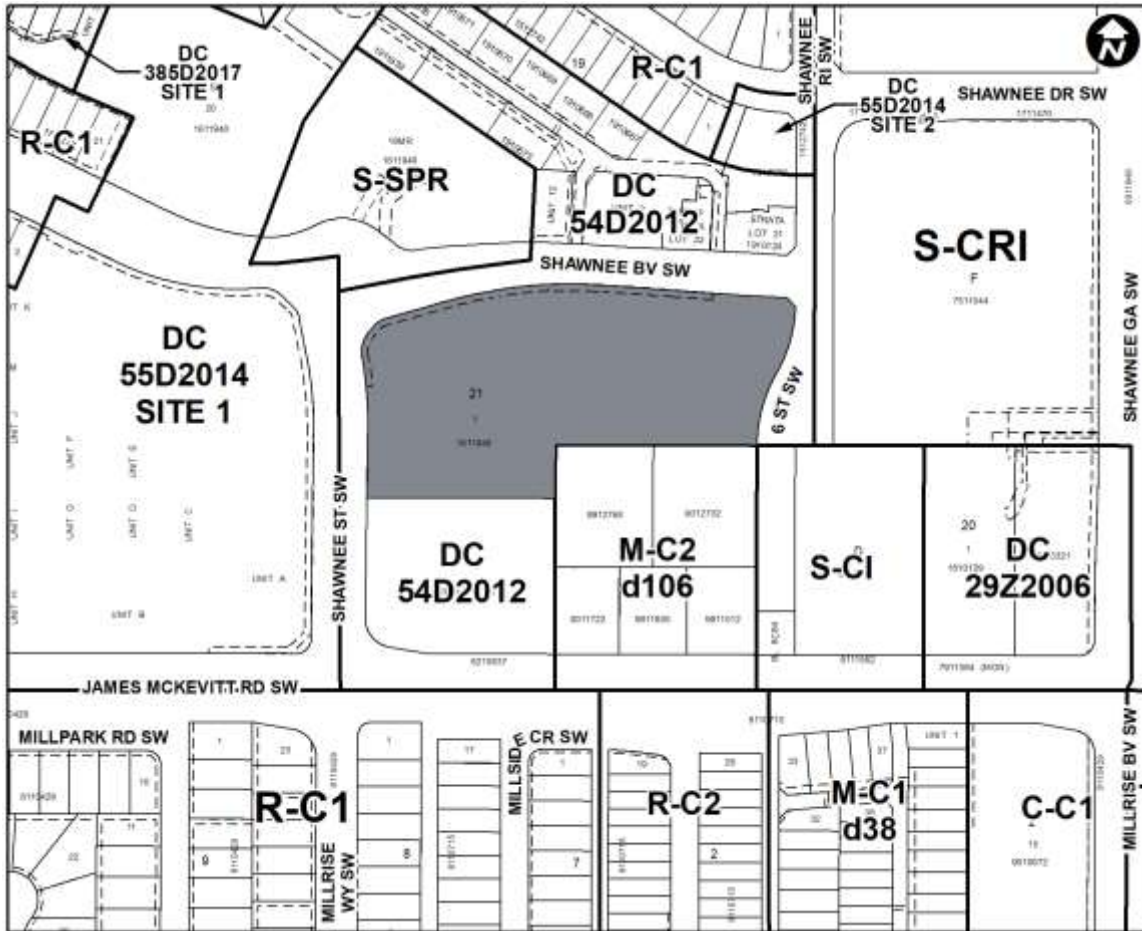


MAYOR
SIGNED ON JUNE 15, 2020

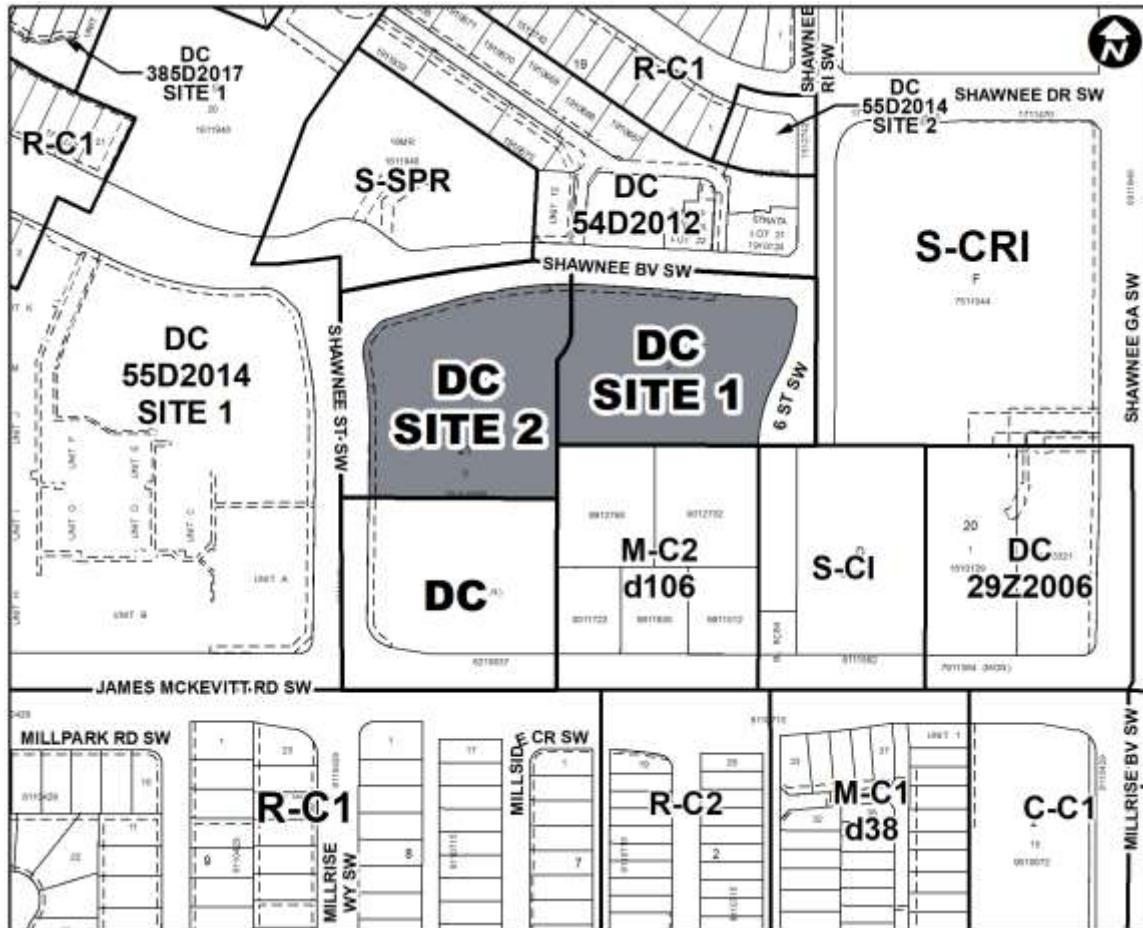


ACTING CITY CLERK
SIGNED ON JUNE 15, 2020

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) provide for medium profile multi-residential development;
- (b) accommodate built form sensitive to existing residential development;
- (c) require certain site planning, built form and design measures to ensure a quality public realm; and
- (d) provide tree preservation and replacement requirements.

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.

General Definitions

4 In this Direct Control District Bylaw,

- (a) “**existing residential development**” means **development** on **parcels** identified on Schedule C of this Direct Control District Bylaw.

Permitted Uses

5 The **permitted uses** of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

6 The **discretionary uses** of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Fitness Centre.**

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Multi-Residential – Contextual Medium Profile (M-C2) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

8 The maximum **floor area ratio** is 3.0.

Density

9 The maximum combined number of **units** on Sites 1 and 2 is 600.

Building Height

10 The maximum **building height** is 26.0 metres.

Setback Area

11 The depth of all **setback areas** must be equal to the **building setbacks** required in Section 12 of this Direct Control District Bylaw.

Building Setbacks

- 12 (1) Unless otherwise referenced in subsections (2) and (3), the minimum **building setback** is 1.2 metres.
- (2) The minimum **building setback** is 15.0 metres from a **property line** shared with an “**existing residential development**.”
- (3) Where **buildings** are adjacent to a public **street**, there is no minimum **building setback**.

Specific Rules for Landscaped Areas

13 A minimum of 40.0 per cent of the area of a *parcel* must be a *landscaped area*.

Planting Requirements

- 14 (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 and 2.0 shrubs must be provided for every 45.0 square metres of *landscaped area*.
- (3) A minimum of 25.0 per cent of the required number of trees and shrubs must be located within 15.0 metres from a *property line* shared with an “*existing residential development*”.
- (4) The requirement for the provision of trees is met where:
- (a) a deciduous tree has a minimum *calliper* of 225 millimetres; and
 - (b) a coniferous tree has a minimum height of 9.0 metres.

Tree Protection

15 Existing trees within 15.0 metres from a *property line* shared with an “*existing residential development*” must not be removed unless approved on a *development permit*.

Tree Replacement

- 16 (1) Except as indicated in subsections (2) and (3), when an existing tree is removed, it must be replaced by the general tree type, meaning deciduous or coniferous, of the tree being replaced, according to the minimum size requirements as follows:
- (a) deciduous trees must have a minimum *calliper* of 75 millimetres at the time of planting; and
 - (b) coniferous trees must have a minimum height of 3.0 metres at the time of planting.
- (2) Where a deciduous tree has a minimum *calliper* of 225 millimetres, it must be replaced by two deciduous trees with a minimum *calliper* of 75 millimetres each at the time of planting.
- (3) Where a coniferous tree has a minimum height of 9.0 metres, it must be replaced by two coniferous trees with a minimum height of 3.0 metres each at the time of planting.

At Grade Orientation of Units

- 17 A *unit* in a *Multi-Residential Development* that is located on the floor closest to *grade* must have:
- (a) an individual, separate, direct access to *grade*; and

- (b) an entrance that is visible from the **street** that the **unit** faces.

Additional Fencing Rules

- 18 (1) Unless otherwise referenced in subsection (2), no permanent fencing is allowed within 15.0 metres from a **property line** shared with an “**existing residential development**”.
- (2) Fencing may be allowed where the **property line** is shared with the “**existing residential development**”.
- (3) Fencing within 15.0 metres of the **property line** shared with an “**existing residential development**” must be chain-link, wrought iron or another transparent style.

Site 1 (±0.93 hectares)

Application

- 19 The provision in Section 20 applies only to Site 1.

Required Motor Vehicle Parking Stalls

- 20 Except **visitor parking stalls**, **motor vehicle parking stalls** for **Multi-Residential Development** must be provided in a **building**.

Site 2 (±1.08 hectares)

Application

- 21 The provisions in Section 22 apply only to Site 2.

Required Motor Vehicle Parking Stalls

- 22 (1) Except **visitor parking stalls**, a minimum of 75.0 per cent of **motor vehicle parking stalls** for **Multi-Residential Development** must be provided in a **building**.
- (2) The maximum area for surface parking is 2,000.0 square metres.
- (3) A minimum 3.0 metre wide landscaped island must be provided every 40.0 metres or every 2 rows of surface parking.
- (4) Direct pedestrian walkways must be provided from surface parking areas to **buildings**.

Relaxations

- 23 The **Development Authority** may relax the rules contained in Sections 7 and 10 through 22 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

SCHEDULE C

