

BYLAW NUMBER 120D2021

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2021-0006/CPC2021-0880)**

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 JULY 26, 2021

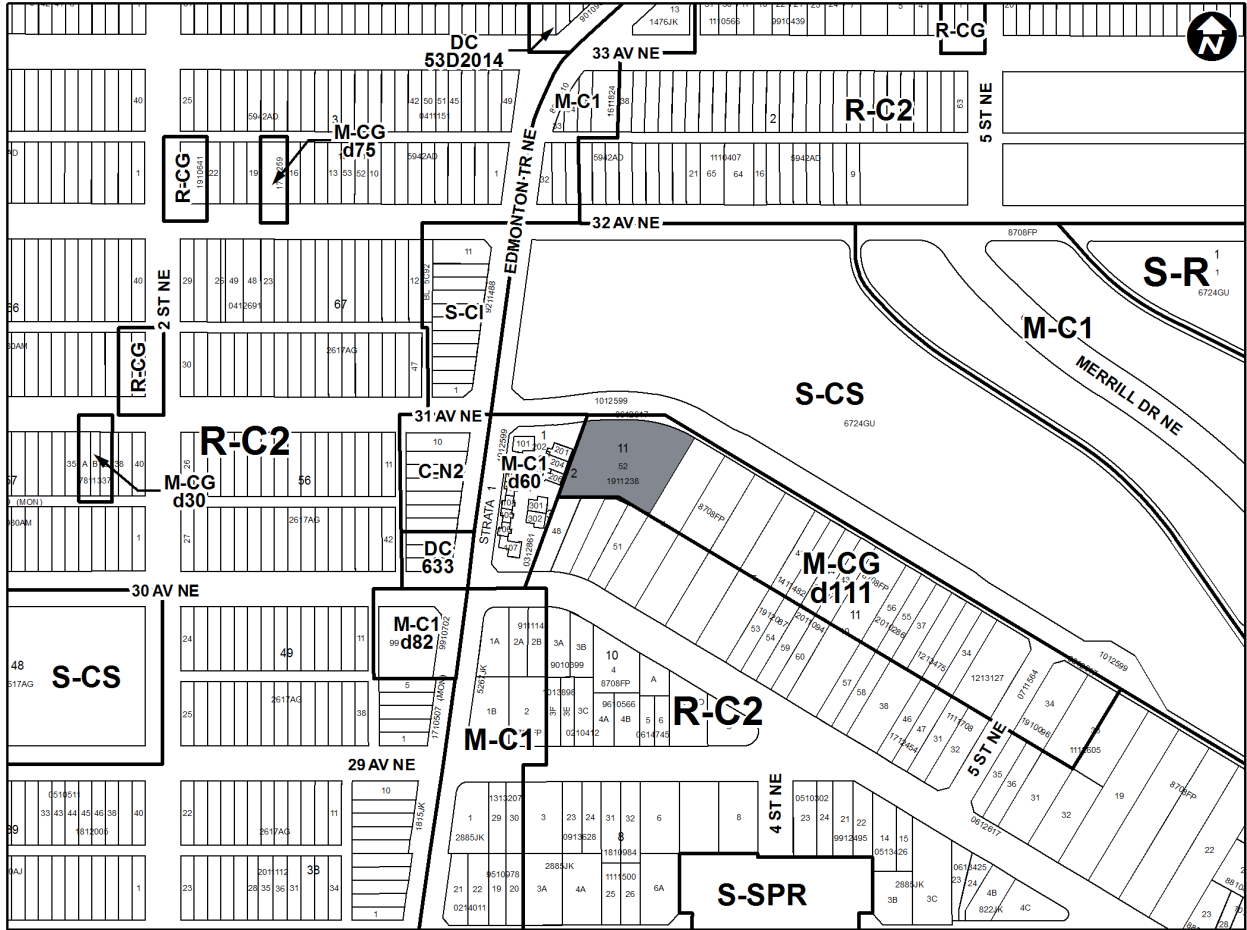
READ A SECOND TIME ON JULY 26, 2021

READ A THIRD TIME ON JULY 26, 2021

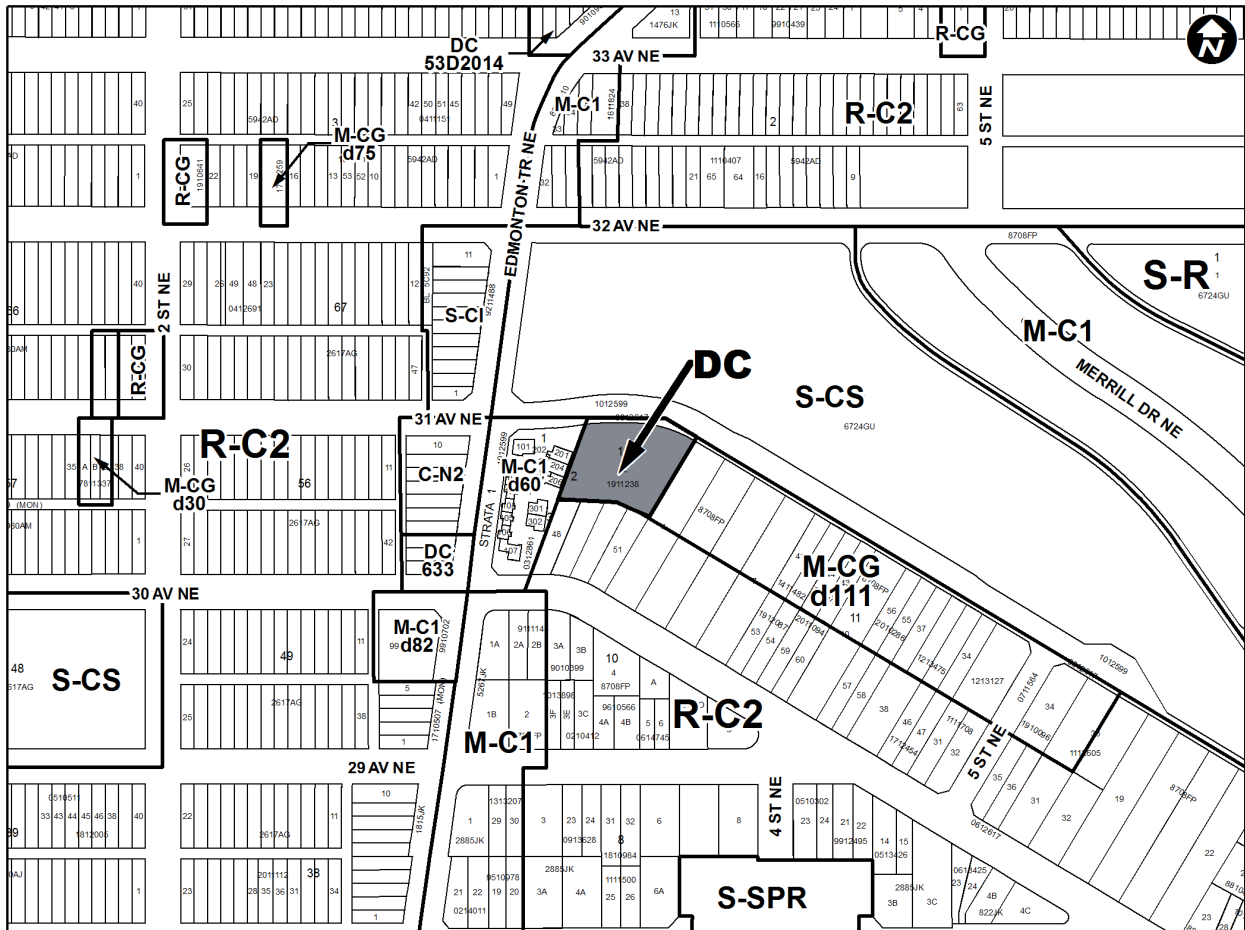
MAYOR
SIGNED ON JULY 26, 2021

ACTING CITY CLERK
SIGNED ON JULY 26, 2021

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) provide for grade oriented, rowhouse style multi-residential building forms similar to townhouse and rowhouse buildings; and
- (b) allow for stacked units.

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.

Permitted Uses

- 4 The **permitted uses** of the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Multi-Residential – Contextual Grade-Oriented (M-CG) 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 – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 apply in this Direct Control District.

Density

- 7 The maximum **density** is 182 **units** per hectare.

At Grade Orientation of Units

- 8 A **unit** in a **Multi-Residential Development** must have direct access to **grade**.

Minimum Landscaped Area

- 9 A minimum of 50.0 per cent of the area of a **parcel** must be a **landscaped area**.

Setback Areas

- 10 The depth of all **setback areas** must be equal to the minimum **building setbacks** required by Section 11 of this Direct Control District Bylaw.

Building Setbacks

- 11 (1) 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 another **parcel** is 1.2 metres.

Building Height and Cross Section

- 12 (1) Unless otherwise provided in subsection (2) the maximum **building height** is 13 metres.
- (2) The maximum **building height** on a **parcel** that shares a **property line** with a **parcel** designated as a **low density residential district** or M-CG District:
- (a) is 8.0 metres measured from **grade** at that shared **property line**; and
- (b) increases proportionately to a maximum of 13 metres measured from **grade** at a distance of 5 metres from the shared **property line**.

Motor Vehicle Parking Stall Requirements for Dwelling Units

- 13 (1) Unless otherwise provided in subsection (2), the minimum number of **motor vehicle parking stalls** for a **Dwelling Unit** is 1.0.

- (2) The minimum number of ***motor vehicle parking stalls*** for a **Dwelling Unit** with a floor area less than or equal to 45.0 square metres is 0.6 ***motor vehicle parking stalls*** per ***unit***.
- (3) The minimum number of ***visitor parking stalls*** for a **Dwelling Unit** is 0.08 ***parking stalls*** per ***unit***.

Bicycle Parking Stalls – Class 1 Requirements

- 14 The minimum number of ***bicycle parking stalls – class 1*** is 1.0 ***stalls*** per ***unit***.

Relaxations

- 15 The ***Development Authority*** may relax the rules contained in Sections 9 through 14 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.