

**BYLAW NUMBER 85D2021**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2020-0173/CPC2021-0480)**

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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;

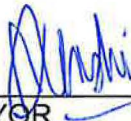
**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

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 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 JUNE 01, 2021

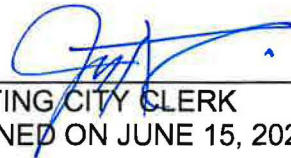
READ A SECOND TIME, AS AMENDED, ON JUNE 01, 2021

READ A THIRD TIME, AS AMENDED, ON JUNE 01, 2021



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MAYOR

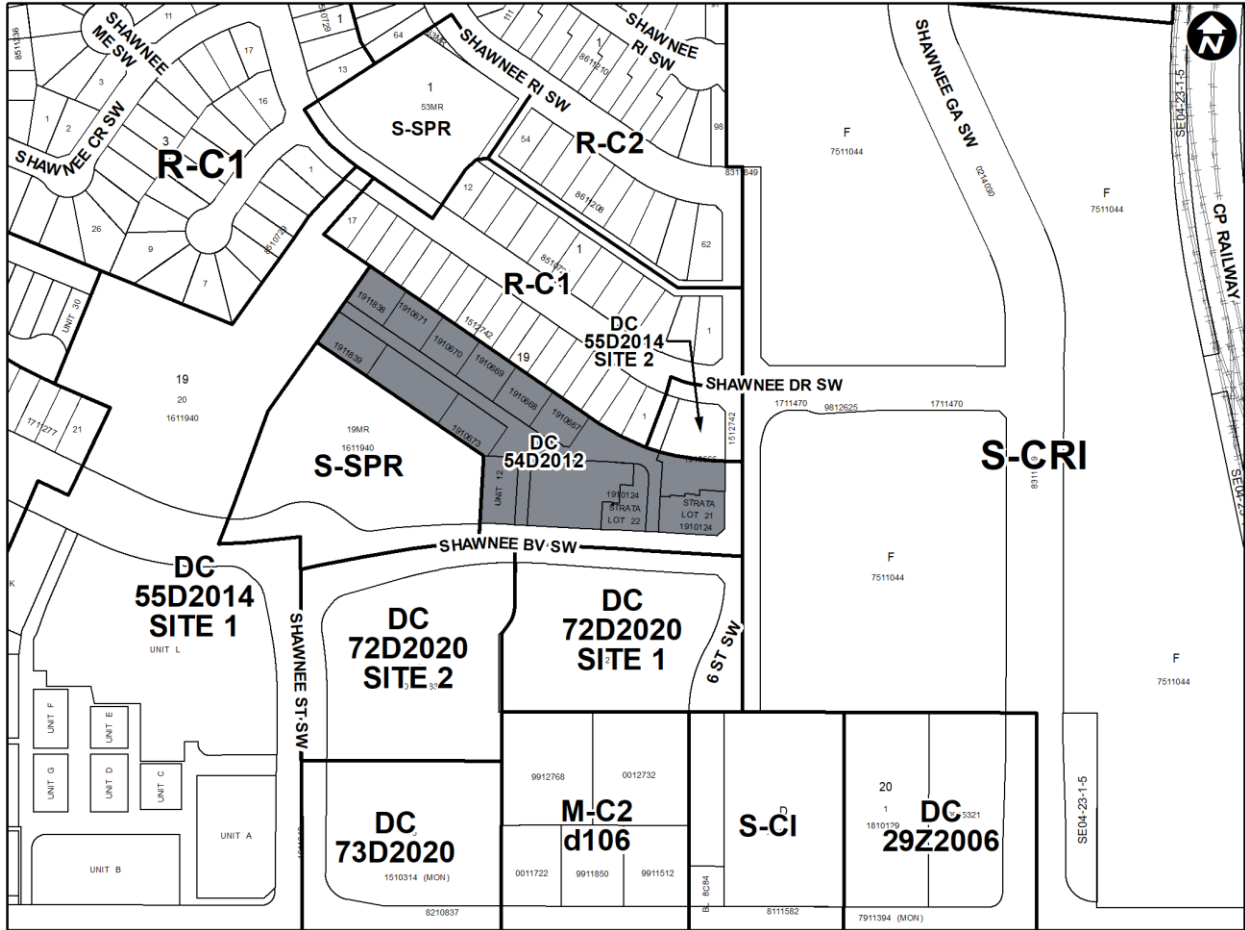
SIGNED ON JUNE 15, 2021



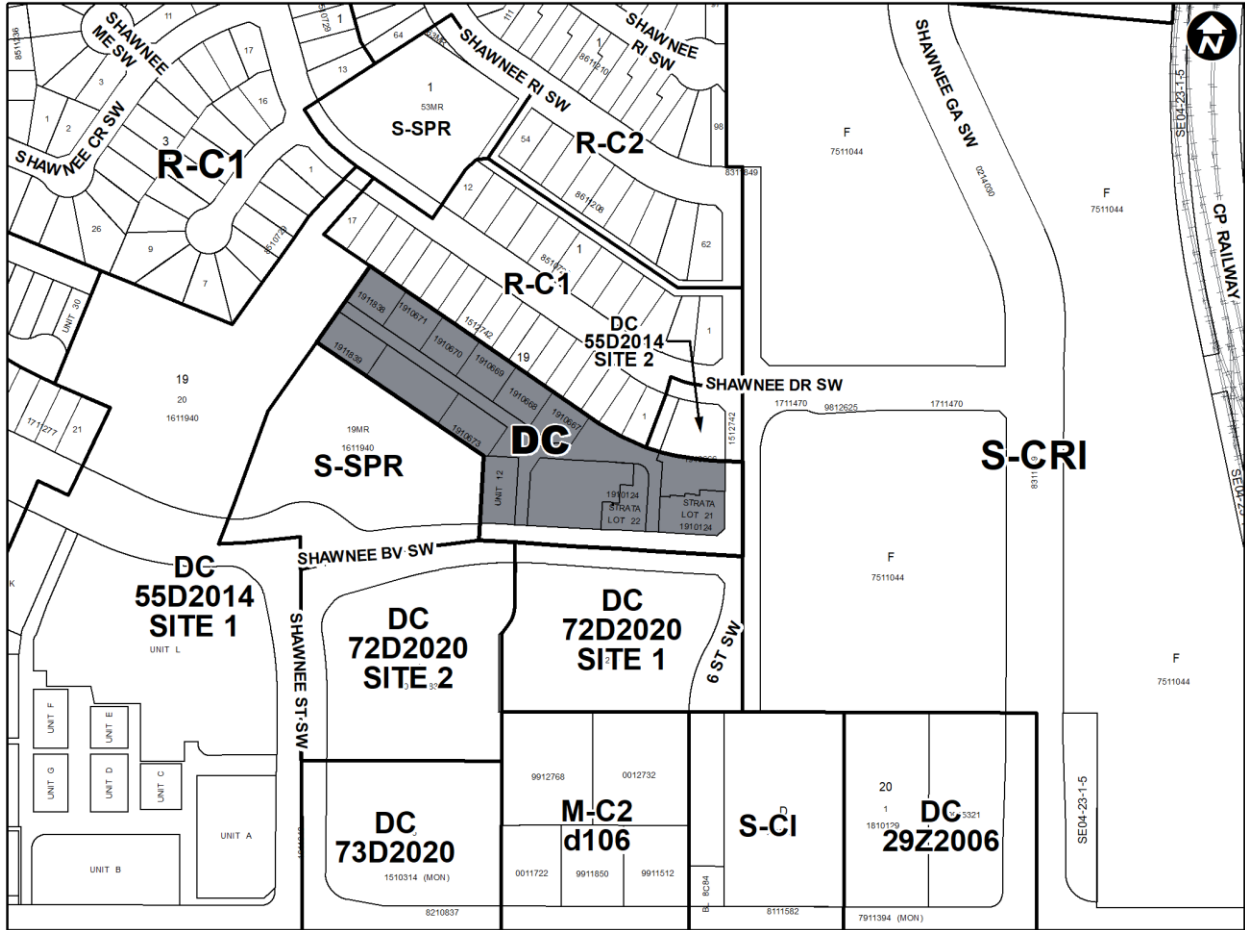
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ACTING CITY CLERK

SIGNED ON JUNE 15, 2021

**SCHEDULE A**



**SCHEDULE B**



**DIRECT CONTROL DISTRICT**

**Purpose**

1 This Direct Control District Bylaw is intended to:

- (a) provide for multi-residential development with support commercial uses with medium height and medium density;
- (b) accommodate built form sensitive to adjacent residential development;
- (c) provide specific interface conditions with public streets and park;
- (d) require certain site planning, built form and design measures to ensure a quality public realm; and
- (e) achieve a strong pedestrian-oriented environment and walkway linkage leading towards the LRT station east of 6 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 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 – Medium Profile Support Commercial (M-X2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

**Discretionary Uses**

- 5 (1) The **discretionary uses** of the Multi-Residential – Medium Profile Support Commercial (M-X2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.
- (2) The following **uses** are additional **discretionary uses** in this Direct Control District when located in Strata Lots 21 and 22, Plan 1910124, as generally shown as shaded on the map provided in Schedule “C” to this Direct Control District Bylaw:
- (a) **Accessory Food Service;**
  - (b) **Catering Service – Minor;**
  - (c) **Drinking Establishment – Small;**
  - (d) **Financial Institution;**
  - (e) **Fitness Centre;**
  - (f) **Instructional Facility;**
  - (g) **Liquor Store;**
  - (h) **Market;**
  - (i) **Medical Clinic;**
  - (j) **Pet Care Services;**
  - (k) **Restaurant: Food Service Only – Medium;**
  - (l) **Restaurant: Licensed – Medium;**
  - (m) **Restaurant: Licensed – Small; and**
  - (n) **Veterinary Clinic.**
- (3) The hours of all commercial operation in this Direct Control District (as outlined in 5(1) & (2), are restricted between 2300hrs – 0700hrs.

**Bylaw 1P2007 District Rules**

- 6 Unless otherwise specified in this Direct Control District Bylaw, the rules of the Multi-Residential – Medium Profile Support Commercial (M-X2) District of Bylaw 1P2007 apply in this Direct Control District.

**Density**

- 7 The maximum **density** 160 **units** per hectare.

### Floor Area Ratio

8 The maximum *floor area ratio* is 3.0.

### Specific Rules for Landscaped Areas

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

### Planting Requirements

- 10 (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 trees and 2.0 shrubs must be provided for every 45.0 square metres of *landscaped area*.
- (3) The requirement for the provision of two trees is met where:
- (a) a deciduous tree has a minimum *caliper* of 225 millimetres; and
  - (b) a coniferous tree has a minimum height of 9.0 metres.

### Tree Replacement

- 11 (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 *caliper* 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 *caliper* of 225 millimetres, it must be replaced by two deciduous trees with a minimum *caliper* 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.

### Building Setbacks

- 12 (1) The minimum *building setback* is 6.0 metres from a *property line* shared with an *adjacent low density residential district*.
- (2) Where *buildings* are *adjacent* to the enhanced walkway required by Section 17 of this Direct Control District Bylaw, the maximum *building setback* from the walkway is 1.0 metres.
- (3) Where *buildings* are *adjacent* to a *parcel* designated S-SPR, the minimum *building setback* is zero metres.

- (4) Where **buildings** are **adjacent** to a public **street**, the minimum **building setback** is zero metres.
- (5) In all other cases, the minimum **building setback** is 1.2 metres.

### Building Heights

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

### At Grade Orientation of Units

- 14 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** or the **adjacent parcel** designated S-SPR that the **unit** faces.

### Building Façade

- 15 (1) The individual or combined length of the **building** that faces the northern **property line** of the **adjacent parcel** designated S-SPR must be a minimum of 70.0 per cent of the length of the **property line** it faces.
- (2) The individual or combined length of the **building** that faces the enhanced walkway required by Section 17 of this Direct Control District Bylaw must be a minimum of 65.0 per cent of the entire length of the enhanced walkway.
- (3) In calculating the length of the **building**, in subsections (1) and (2), the depth of any required **rear setback areas** or **side setback areas** will not be included as part of the length of the **property line**.

### Use Area

16 The maximum **use area** for each **commercial multi-residential use** and each **discretionary use** listed in Section 5(2) of this Direct Control District Bylaw is 500.0 square metres.

### Enhanced Walkway

- 17 An enhanced walkway must be provided and:
- (a) must be located entirely on private land, continuously between 6 Street SW and the **adjacent parcel** designated S-SPR;
  - (b) must be a minimum of 4.0 metres in width with a textured concrete or brick surface; and
  - (c) may allow for one vehicular crossing, excepting **motor vehicular parking stalls**, with the walkway's textured concrete or brick surface retaining continuity.

### Additional Parking and Loading Rules

18 (1) Except **visitor parking stalls**, **motor vehicle parking stalls** for Multi-

**Residential Development** must be provided in a **building**.

- (2) Except **motor vehicle parking stalls** for **commercial multi-residential uses** and additional **discretionary uses** listed in Section 5(2) of this Direct Control District Bylaw, **motor vehicle parking stalls** and **loading stalls** must not be located between a **building** and **street**.
- (3) **Motor vehicle parking stalls** and **loading stalls** must not be located between a **building** and the enhanced walkway required by Section 17 of this Direct Control District Bylaw.
- (4) **Motor vehicle parking stalls** and **loading stalls** must not be located between a **building** and the **adjacent parcel** designated S-SPR, unless they serve a commercial **use** at **grade**.

**Relaxations**

- 19 The **Development Authority** may relax the rules contained in Sections 6 to 18 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

**SCHEDULE C**

