

**BYLAW NUMBER 74D2010**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT LOC2009-0109)**

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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;

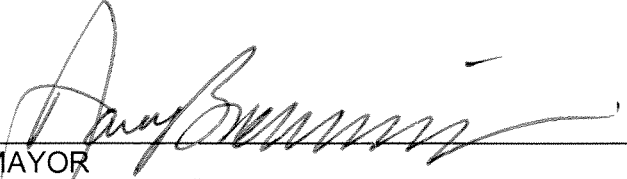
**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

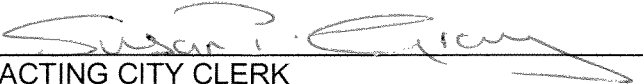
1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including 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 5<sup>TH</sup> DAY OF JULY, 2010.

READ A SECOND TIME THIS 5<sup>TH</sup> DAY OF JULY, 2010.

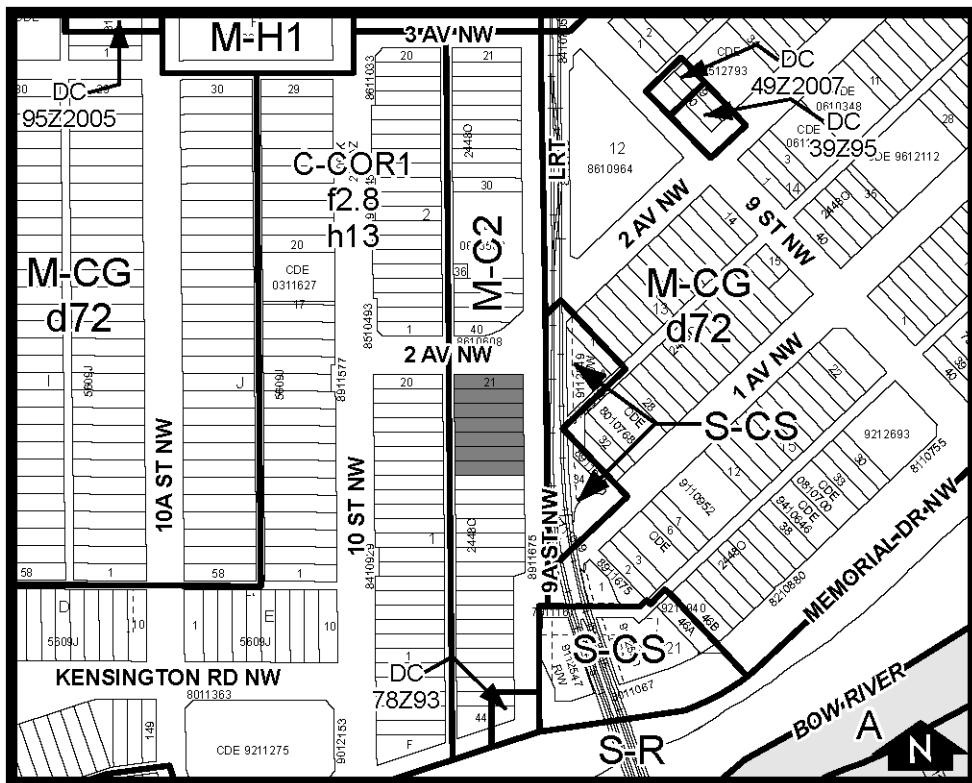
READ A THIRD TIME THIS 5<sup>TH</sup> DAY OF JULY, 2010.

  
MAYOR  
SIGNED THIS 5<sup>TH</sup> DAY OF JULY, 2010.

  
ACTING CITY CLERK  
SIGNED THIS 5<sup>TH</sup> DAY OF JULY, 2010.

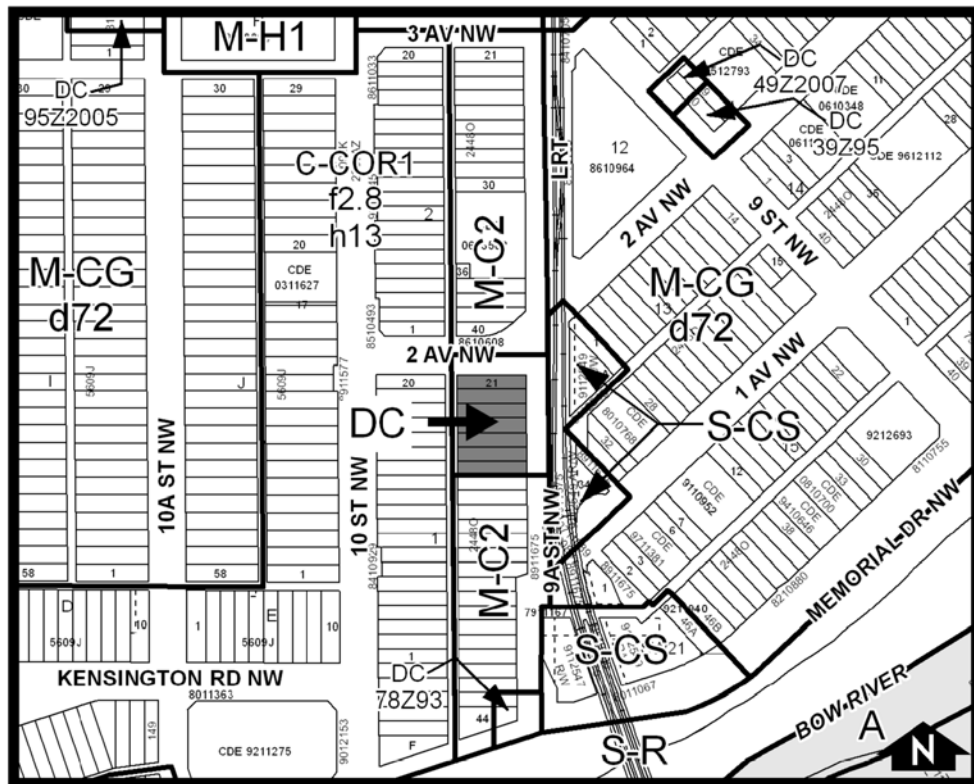
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**SCHEDULE A**



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**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

**Purpose**

- 1 This Direct Control District is intended to:
  - (a) limit height and setbacks in accordance with local area policy.

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**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 Rise (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 Rise (M-H2) 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 – High Density Medium Rise (M-H2) district of Bylaw 1P2007 apply in this Direct Control District.

**Building Setbacks**

- 7** (1) The minimum *building setback* from a *property line* shared with a *street* for a *street oriented multi-residential building* is zero metres.
- (2) The minimum *building setback* from a *property line* shared with a *lane* is zero metres.
- (3) Where a *parcel* shares a *property line* with another *parcel*, the minimum *building setback* is zero metres when the adjoining *parcel* is designated as a:
- (a) *commercial district*,
  - (b) *special purpose district*,
  - (c) M-C2, M-2, M-H1, M-H2, M-H3, M-X2; or,
  - (d) Direct Control District referencing the above.

**Building Height**

- 8** (1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum *building height* is 26.0 metres.
- (2) Where a *parcel* shares a *property line* with a *street* or a *parcel* designated as a M-C2, M-2, M-H1, M-H2, M-H3, M-X2, or Direct Control District referencing the above, the maximum *building height* is:
- (a) 10.0 metres measured from *grade* within 3.0 metres of that shared *property line*; and
  - (b) 26.0 metres measured from *grade* at a distance greater than 3.0 metres from that shared *property line*.

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- (3) Where a *parcel* shares a *property line* with a *lane*, the maximum *building height* is:
- (a) 10.0 metres measured from *grade* within 6.0 metres of that shared *property line*; and
  - (b) 26.0 metres measured from *grade* at a distance greater than 6.0 metres from that shared *property line*.
- (4) Where a *parcel* shares a *property line* with a *parcel* designated as a *commercial* or *special purpose district*, the maximum *building height* is:
- (a) 10.0 metres measured from *grade* within 1.2 metres of that shared *property line*; and
  - (b) 26.0 metres measured from *grade* at a distance greater than 1.2 metres from that shared *property line*.