

BYLAW NUMBER 140D2014

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2013-0106)**

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 8TH DAY OF DECEMBER, 2014.

READ A SECOND TIME THIS 8TH DAY OF DECEMBER, 2014.

READ A THIRD TIME THIS 8TH DAY OF DECEMBER, 2014.

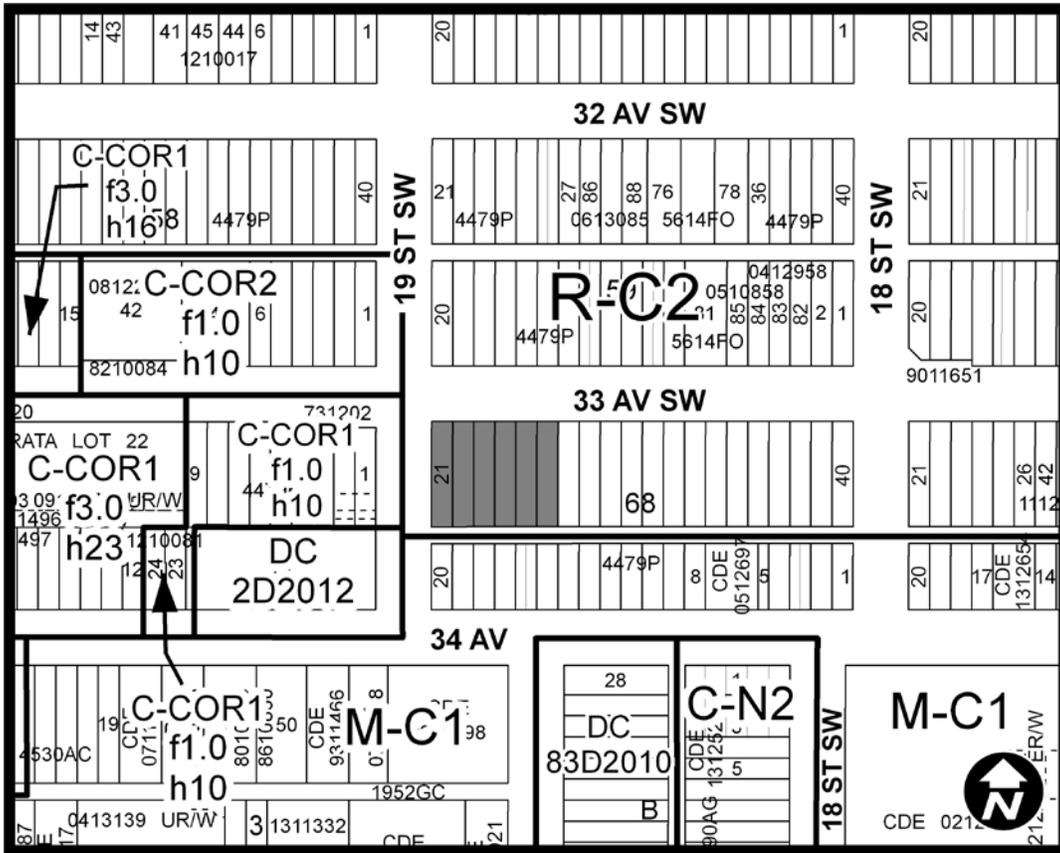


MAYOR
SIGNED THIS 8TH DAY OF DECEMBER, 2014.

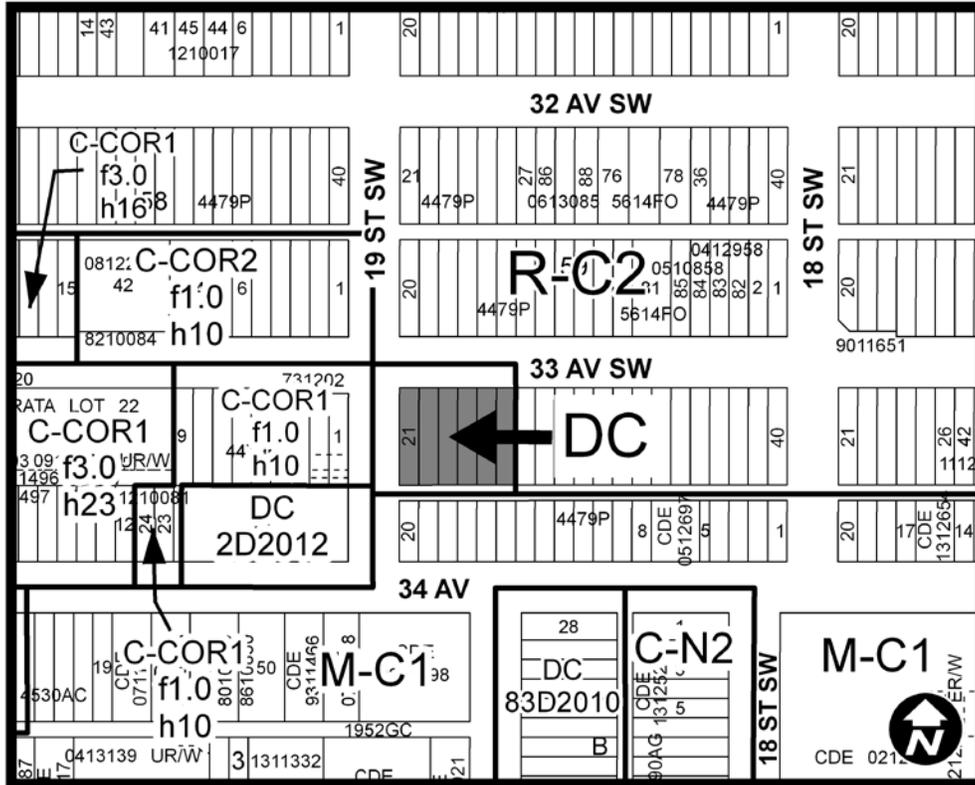


ACTING CITY CLERK
SIGNED THIS 8TH DAY OF DECEMBER, 2014.

SCHEDULE A



SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to:

- (a) allow for a mixed **use development** of a form sensitive to adjacent development context and additional commercial **uses**.

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.

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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 Low Rise (M-H1) 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 Low Rise (M-H1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Accessory Food Service;**
- (b) **Drinking Establishment – Small;**
- (c) **Financial Institution;**
- (d) **Fitness Centre; and**
- (e) **Restaurant: Licensed – Small.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Multi-Residential – High Density Low Rise (M-H1) of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7 The maximum **floor area ratio** is 3.0.

Building Setbacks

- 8 (1) There is no minimum requirement for a **building setback** from a **property line** shared with a **street**, but where a **building setback** is provided, it must have a maximum depth of 3.0 metres.
- (2) The minimum **building setback** from a **property line** shared with a **lane** is 6 metres.
- (3) Unless otherwise referenced in subsection (4), the minimum **building setback** from a **property line** shared with another **parcel** is 3 metres.
- (4) The minimum **building setback** from a **property line** shared with another **parcel** is zero metres when the adjoining **parcel** is designated as a:
- (a) **commercial district**, or
 - (b) M-C2, M-2, M-H1, M-H2, M-H3, M-X2, CC-MH or CC-MHX District.

Projections Into Setback Areas

- 9 (1) Unless otherwise referenced in subsections (2), (3), and (4) a **building** or air conditioning units must not be located in any **setback area**.
- (2) Awnings and canopies may extend into **setback areas** from a **property line** shared with a **street** and a **lane**.

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- (3) The following may extend without any limits into a **setback area**:
- (a) portions of a **building** below the surface of the ground;
 - (b) wheelchair ramps;
 - (c) **landings** not exceeding 2.5 square metres;
 - (d) unenclosed stairs and ramps; and
 - (e) **signs**, and where so located must be in accordance with Part 3, Division 5 of Bylaw 1P2007.
- (4) Eaves and window wells may project a maximum of 0.6 metres into any **setback area**.

Building Height

- 10 (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 18.0 metres.
- (2) Where a **parcel** shares a **property line** with a **parcel** designated as a **low density residential district**, the maximum **building height** referenced in subsection (1) is reduced to 12.0 metres measured from **grade** within 8.0 metres of that shared **property line**.

Rules for Commercial Multi-Residential Uses

- 11 (1) **Commercial multi-residential uses, Financial Institution and Fitness Centre** must:
- (a) be located on the floor closest to **grade** of a **main residential building**;
 - (b) be contained completely within the **building** with the exception of an **Outdoor Café**;
 - (c) not be located above any **Dwelling Unit**;
 - (d) not share an internal hallway with **Dwelling Units**; and
 - (e) have a separate exterior entrance from that of the **Dwelling Units**.
- (2) The maximum **use area** for each **commercial multi-residential use, Financial Institution and Fitness Centre** is 300.0 square metres.
- (3) Parking areas for **commercial multi-residential uses, Financial Institution and Fitness Centre** must:
- (a) be separated from residential parking areas;
 - (b) provide pedestrian access to the **commercial multi-residential uses, Financial Institution and Fitness Centre**; and
 - (c) 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.