

**BYLAW NUMBER 130D2020**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2019-0189/CPC2020-0926)**

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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;

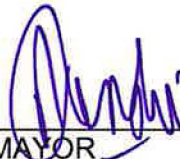
**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

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 therefore 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 OCTOBER 5, 2020

READ A SECOND TIME, AS AMENDED, ON SEPTEMBER 14, 2021

READ A THIRD TIME, AS AMENDED, ON SEPTEMBER 14, 2021



MAYOR

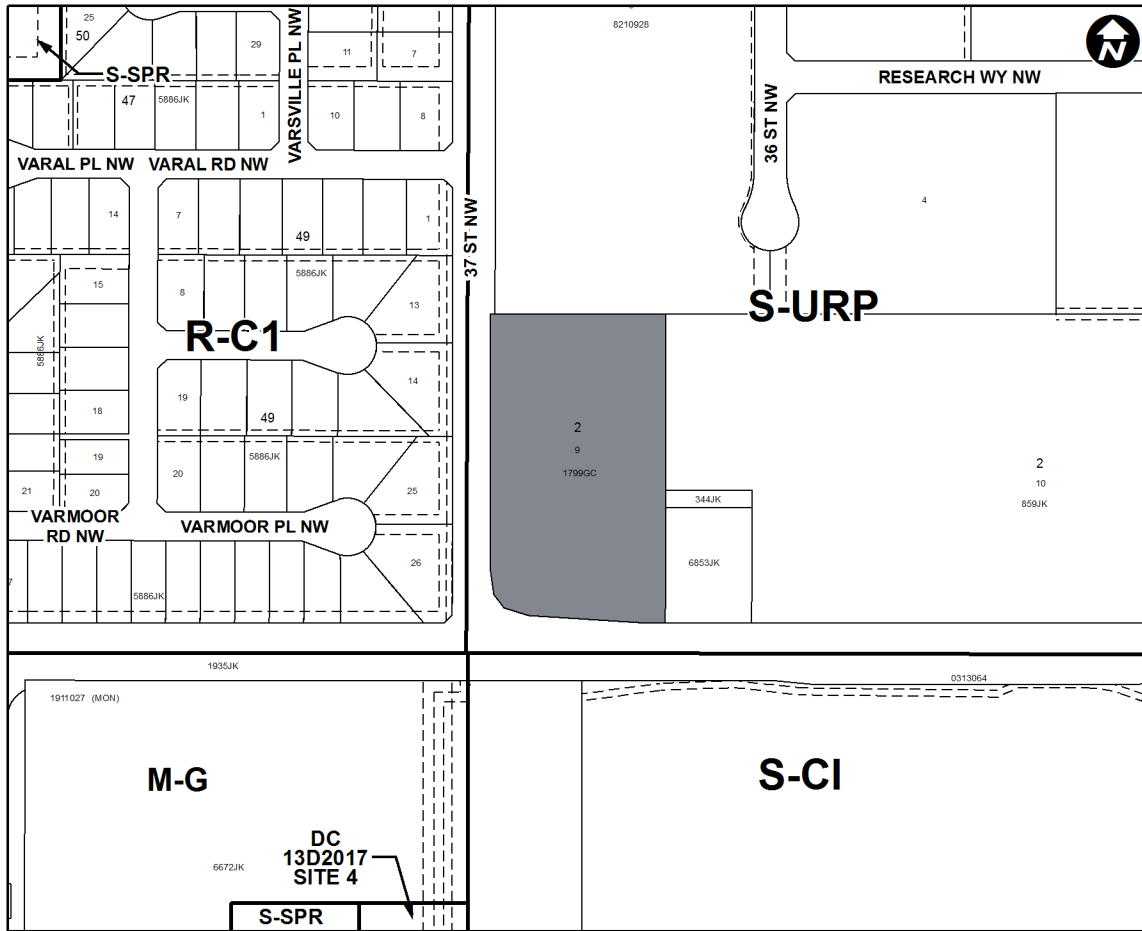
SIGNED ON SEPTEMBER 24, 2021



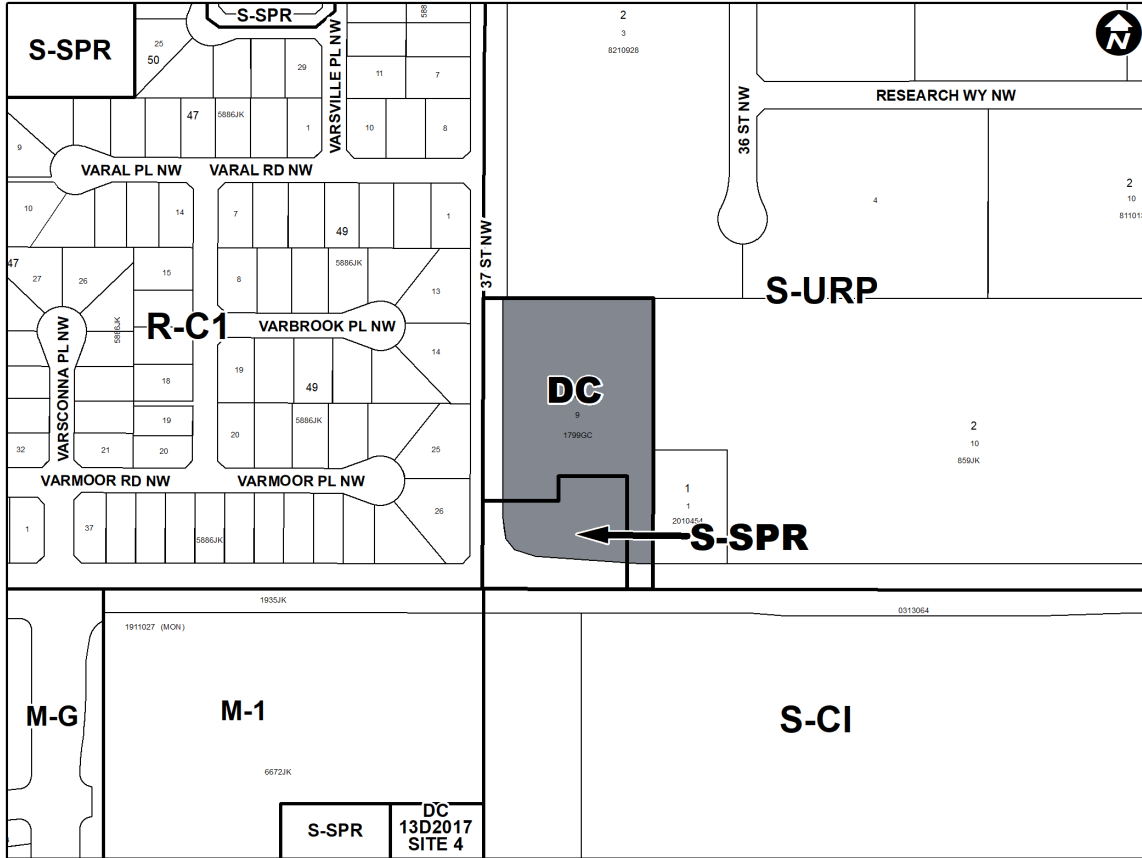
ACTING CITY CLERK

SIGNED ON SEPTEMBER 24, 2021

**SCHEDULE A**



**SCHEDULE B**



**DIRECT CONTROL DISTRICT**

**Purpose**

- 1 This Direct Control District Bylaw is intended to:
  - (a) enable a mix of protective and emergency services with residential and support commercial uses; and
  - (b) create a built form where all uses may be integrated within a building.

**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 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.

**Bylaw 1P2007 District Rules**

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

**Floor Area Ratio**

7 The maximum **floor area ratio** is 1.0.

**Density**

8 There is no minimum **density** within this Direct Control District.

**Building Height**

9 The maximum **building height** is 23.0 metres.

**Rules for Commercial Multi-Residential Uses**

10 (1) **Commercial multi-residential uses** must:

- (a) be located on the two floors closest to **grade** of a **main residential building**;
- (b) be contained completely within the **building** with the exception of **Outdoor Café uses**; and
- (c) not be located above any **Dwelling Unit**.

(2) The maximum **use area** for each **commercial multi-residential use** is 300.0 square metres.

(3) Parking areas for **commercial multi-residential uses** must:

- (a) provide pedestrian access to the **commercial multi-residential uses**; and
- (b) 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.

### Amenity Space

- 11 (1) **Amenity space** may be provided as **common amenity space**, **private amenity space** or a combination of both.
- (2) The required minimum **amenity space** is 5.0 square metres per **unit**.
- (3) When the **private amenity space** provided is 5.0 square metres or less per **unit**, that specific area will be included to satisfy the **amenity space** requirement.
- (4) When the **private amenity space** exceeds 5.0 square metres per **unit**, only 5.0 square metres per **unit** must be included to satisfy the **amenity space** requirement.
- (5) Where a **patio** is located within 4.0 metres of a **lane** or another **parcel**, it must be **screened**.
- (6) **Private amenity space** must be in the form of a **balcony**, **deck** or **patio**.
- (7) **Common amenity space**:
- (a) may be provided as **common amenity space – indoors** and as **common amenity space – outdoors**;
- (b) must be accessible from all the **units**;
- (c) must have a contiguous area of not less than 30.0 square metres; and
- (d) must not be located in a required **setback area**.
- (8) **Common amenity space – outdoors**:
- (a) must provide a **balcony**, **deck** or **patio** and at least one of the following as permanent features:
- (i) a barbeque; or
- (ii) seating; and
- (b) must be used in the calculation of the required **landscaped area**.

### Relaxations

- 12 The **Development Authority** may relax the rules contained in Sections 6, 9, 10 and 11 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.