

BYLAW NUMBER 14D2020

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2019-0148/CPC2019-1443)**

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 ON JANUARY 13, 2020

READ A SECOND TIME ON JANUARY 13, 2020

READ A THIRD TIME ON JANUARY 13, 2020

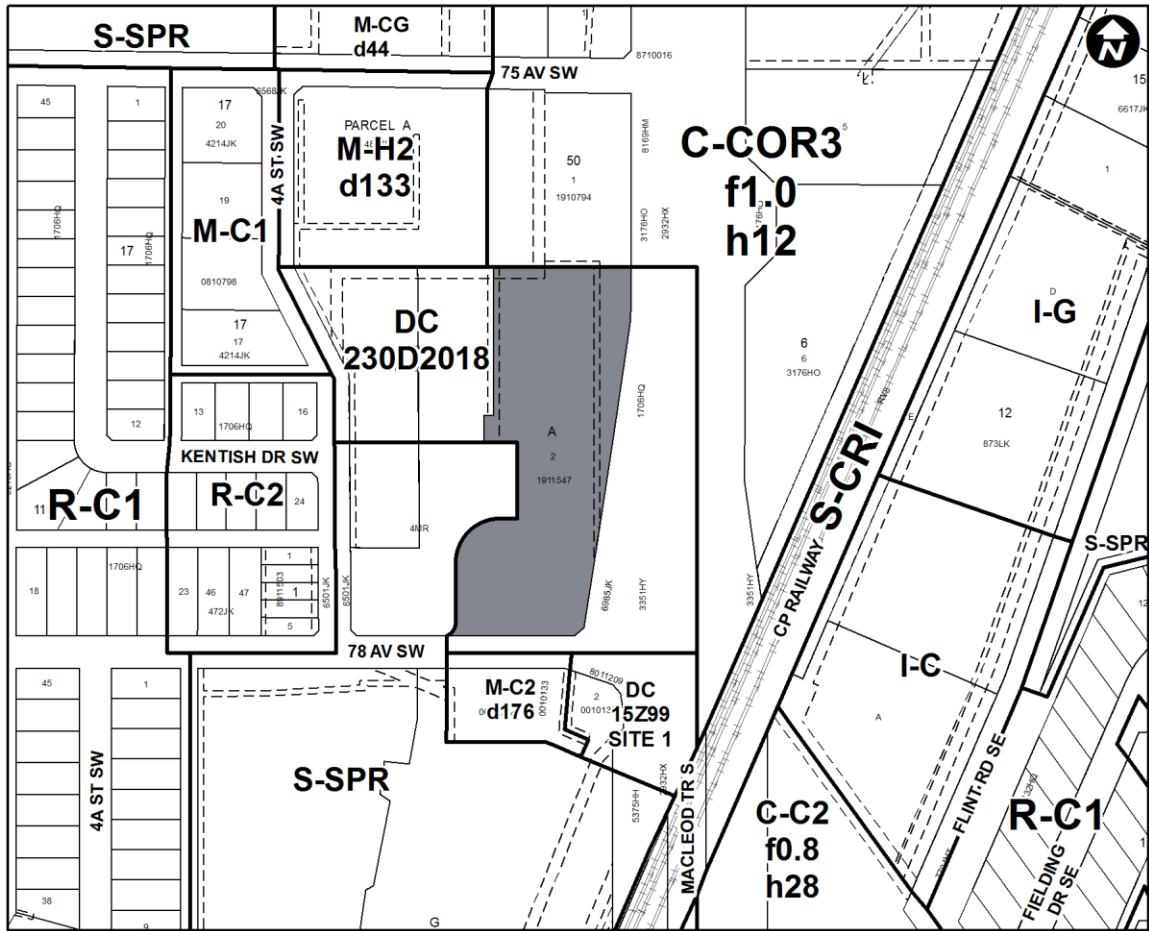


MAYOR
SIGNED ON JANUARY 13, 2020

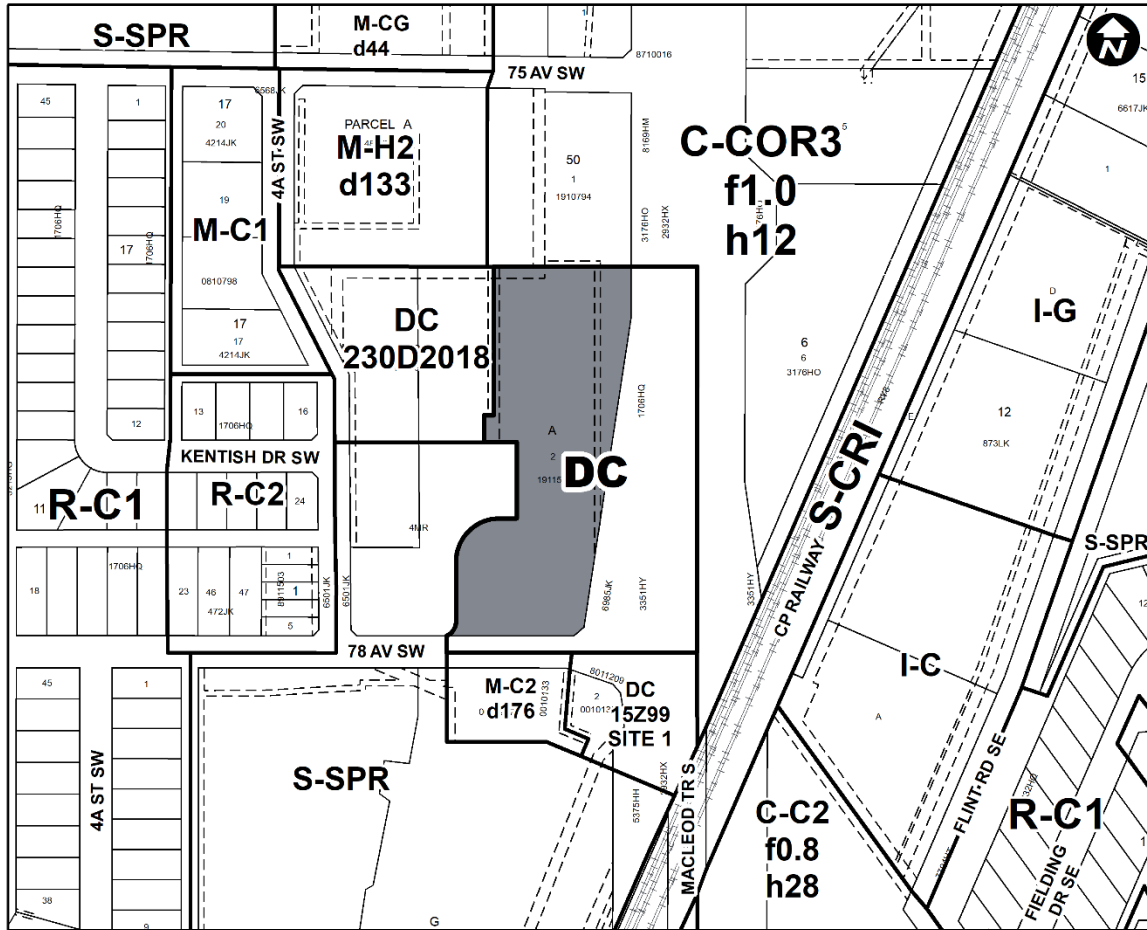


ACTING CITY CLERK
SIGNED ON JANUARY 13, 2020

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to accommodate opportunities for mixed-use multi-residential development with commercial and office 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 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.

General Definitions

- 4 In this Direct Control District Bylaw:

- (a) **“support commercial multi-residential uses”** means **commercial multi-residential uses** and any one or more of the following additional **uses**:

- (i) **Accessory Food Service;**
- (ii) **Accessory Liquor Service;**
- (iii) **Drinking Establishment Medium;**
- (iv) **Financial Institution;**
- (v) **Fitness Centre;**
- (vi) **Instructional Facility;**
- (vii) **Market;**
- (viii) **Medical Clinic;** and
- (ix) **Restaurant: Licensed – Medium.**

Permitted Uses

5 The ***permitted uses*** of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 are the ***permitted uses*** of this Direct Control District.

Discretionary Uses

6 The ***discretionary uses*** of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 are the ***discretionary uses*** of this Direct Control District with the addition of:

- (a) **Accessory Food Service;**
- (b) **Accessory Liquor Service;**
- (c) **Drinking Establishment Medium;**
- (d) **Drinking Establishment Small;**
- (e) **Financial Institution;**
- (f) **Fitness Centre;**
- (g) **Instructional Facility;**
- (h) **Market;**
- (i) **Medical Clinic;**
- (j) **Restaurant: Licensed – Medium;**
- (k) **Restaurant: Licensed – Small; and**

(I) **Sign – Class G.**

Bylaw 1P2007 District Rules

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

Floor Area Ratio

8 The maximum **floor area ratio** is 4.0.

Density

9 (1) The minimum **density** is 150 **units** per hectare.

(2) There is no maximum **density**.

Setback Area

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

Building Setbacks

11 (1) Unless otherwise referenced in subsection (2) and (3), the minimum **building setback** from a **property line** shared with a **street** is 6.0 metres.

(2) The minimum **building setback** from a west **property line** shared with a **street** is 4.0 metres.

(3) The minimum **building setback** from a **property line** shared with a **street** for a **street-oriented multi-residential building** is zero metres.

Building Height

12 (1) Unless otherwise specified in subsections (2), (3), (4) and (5), the maximum **building height** is 26.0 metres.

(2) Unless otherwise referenced in subsection (3), where a **parcel** shares a **property line** with a **street** or a **parcel** designated as a M-H2 District, the maximum **building height** referenced in subsection (1) is reduced to 10.0 metres measured from **grade** within 4.0 metres of that shared **property line**.

(3) Along the 78 Avenue SW **property line**, the maximum **building height** referenced in subsection (1) is reduced to 10.0 metres measured from **grade** within 3.0 metres of that shared **property line**.

(4) Where a **parcel** shares a **property line** with a **lane** or a **parcel** designated as a **low density residential district**, M-CG, M-C1, M-G, M-1, or M-X1 District, the maximum **building height** referenced in subsection (1) is reduced to 10.0 metres measured from **grade** within 6.0 metres of that shared **property line**.

- (5) Where a *parcel* shares a *property line* with a *parcel* designated as a *commercial, industrial or special purpose district*, the maximum *building height* referenced in subsection (1) is reduced to 10.0 metres measured from *grade* within 1.2 metres of that shared *property line*.

Rules for Support Commercial Multi-Residential Uses

13 (1) “*Support commercial multi-residential uses*” must:

- (a) only be located on the two floors closest to *grade* of a *main residential building*;
 - (b) only be contained completely within the *building*;
 - (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) Parking areas for “*support commercial multi-residential uses*” must:
- (a) be separated from residential parking areas;
 - (b) provide pedestrian access to the “*support commercial multi-residential uses*”; 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.

Relaxations of this Direct Control District

- 14 (1) The *Development Authority* may consider a relaxation of the required *building setback* in section 11 of this Direct Control District Bylaw provided that the relaxation test of Bylaw 1P2007 is met.
- (2) The *Development Authority* may consider a relaxation of the required *building height* in Section 12 subsections (2), (3), (4) and (5) of this Direct Control District Bylaw provided that the relaxation test of Bylaw 1P2007 is met.