

BYLAW NUMBER 89D2020

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2019-0142/CPC2020-0593)**

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 JULY 20, 2020

READ A SECOND TIME ON JULY 20, 2020

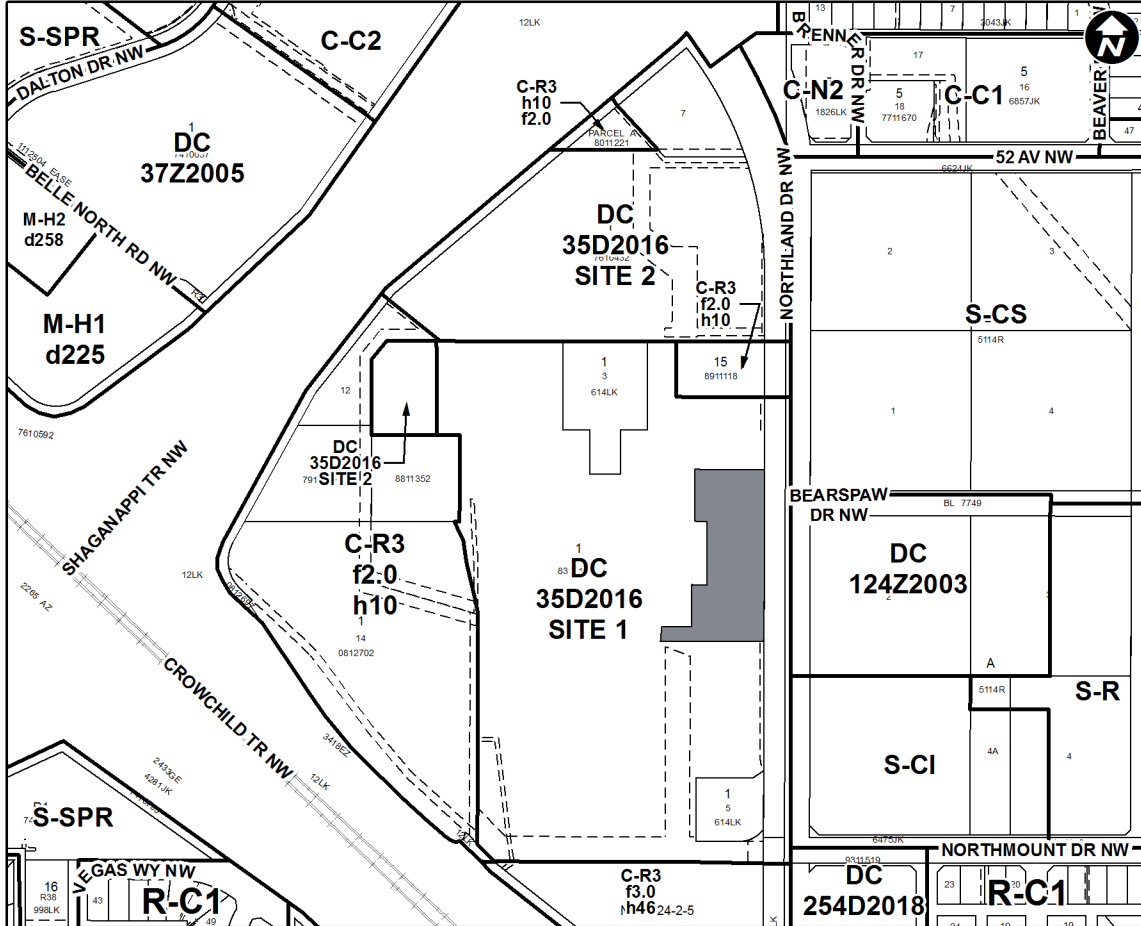
READ A THIRD TIME ON JULY 20, 2020

MAYOR
SIGNED ON JULY 20, 2020

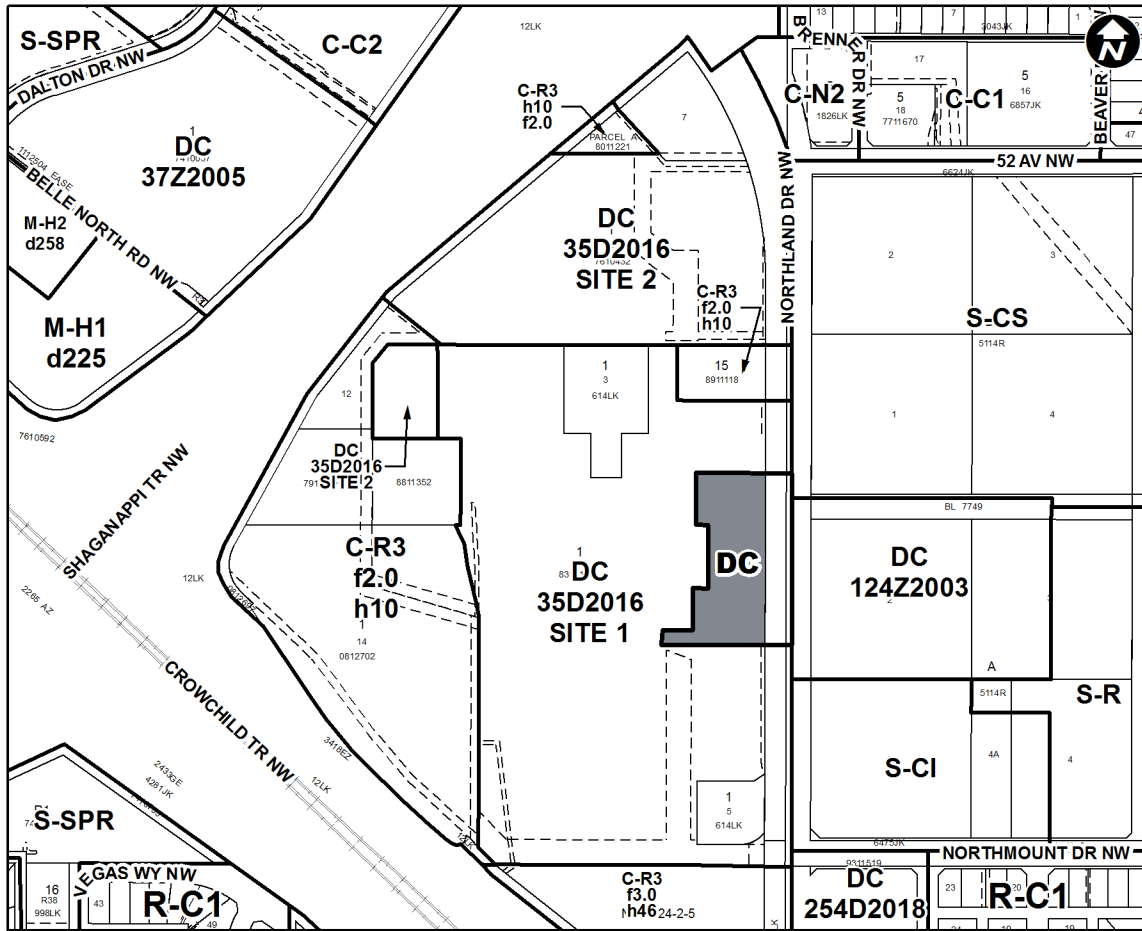
ACTING CITY CLERK
SIGNED ON JULY 20, 2020

AMENDMENT LOC2019-0142/CPC2020-0593
BYLAW NUMBER 89D2020

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to accommodate:

- (a) high density multi-residential development;
- (b) development of the site in accordance with the master concept plan that guides the redevelopment of Northland Mall; and
- (c) buildings that are sited and designed in an integrated manner with the overall public realm as described in the master concept plan.

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) “**master concept plan**” means the document available to Council during its considerations of this Bylaw that includes conceptual design details for the redevelopment of Northland Mall in terms of site layout, internal **street** network, anticipated **building** placement and massing that are expected to be complied with at the detailed design stage.

Permitted Uses

- 5 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

- 6 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 with the addition of:

- (a) **Food Kiosk**; and
(b) **Market**.

Bylaw 1P2007 District Rules

- 7 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.

Floor Area Ratio

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

Building Height

- 9 The maximum **building height** is 26.0 metres.

Setback Areas

- 10 The depth of all **setback areas** must be equal to the minimum **building setback** required in Section 12 of this Direct Control District Bylaw.

Landscaping In Setback Areas

- 11 Where a **setback area** shares a **property line** with a **street** or **parcel** designated as a **commercial**, **industrial** or **special purpose district**, the **setback area** must be a **hard surfaced landscaped area** or a **soft surfaced landscaped area**, or a combination of both.

Building Setbacks

- 12 (1) The minimum **building setback** from a **property line** shared with a **street** is 3.0 metres.

- (2) The minimum ***building setback*** from a ***property line*** shared with another ***parcel*** is zero metres.

Motor Vehicle Parking Requirements

- 13 The minimum required number of ***motor vehicle parking stalls*** of the Commercial – Community (C-C2) District of Bylaw 1P2007 is the minimum number of ***motor vehicle parking stalls*** required in this Direct Control District.

Master Concept Plan

- 14 ***Development*** must conform to the ***master concept plan*** document.

Relaxations

- 15 The ***Development Authority*** may relax the rules contained in Sections 7 through 14 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.