

BYLAW NUMBER 121D2021

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2020-0122/CPC2021-0873)**

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 replacing it with 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 26, 2021

READ A SECOND TIME, AS AMENDED, ON JULY 26, 2021

READ A THIRD TIME, AS AMENDED, ON JULY 26, 2021

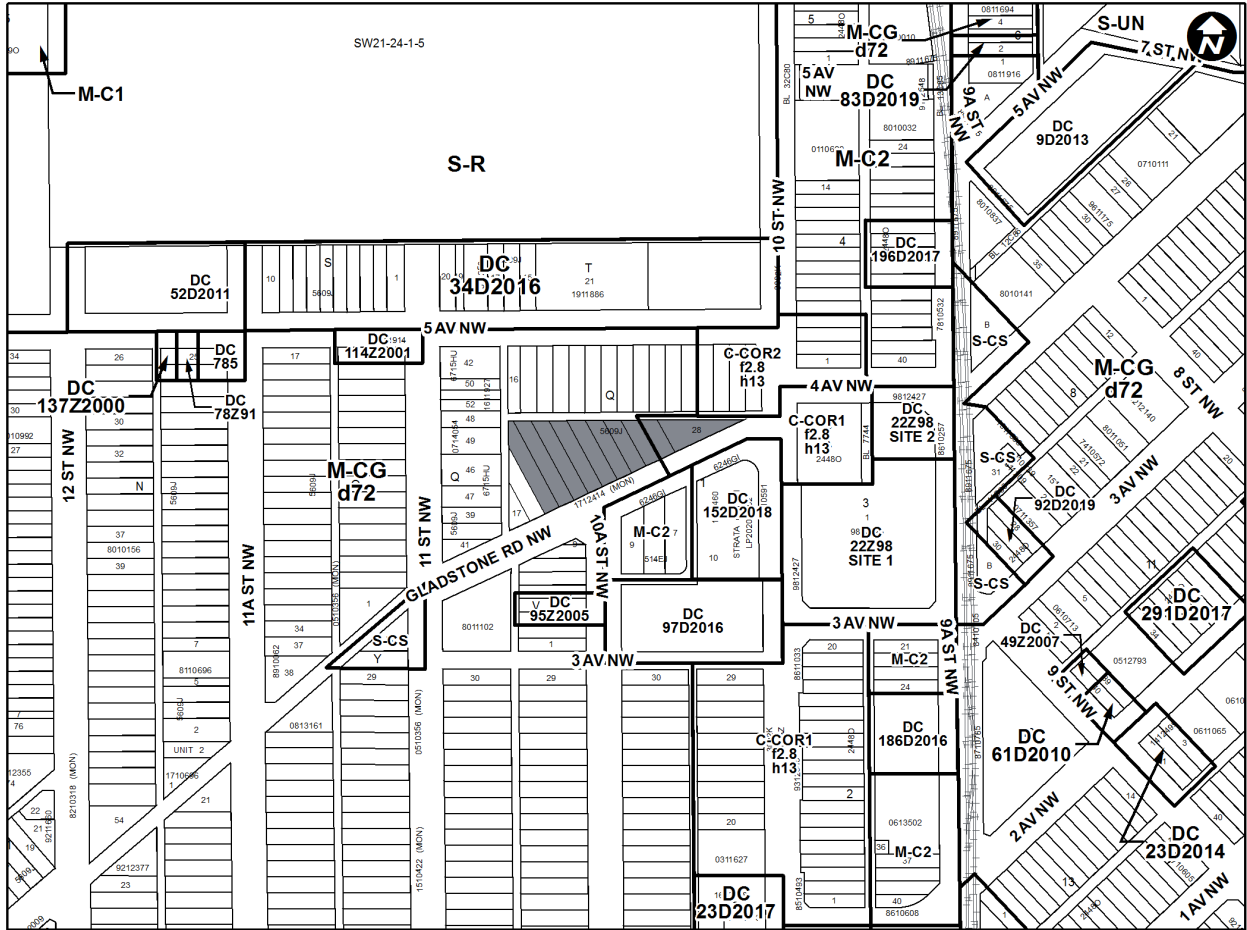


MAYOR
SIGNED ON SEPTEMBER 02, 2021

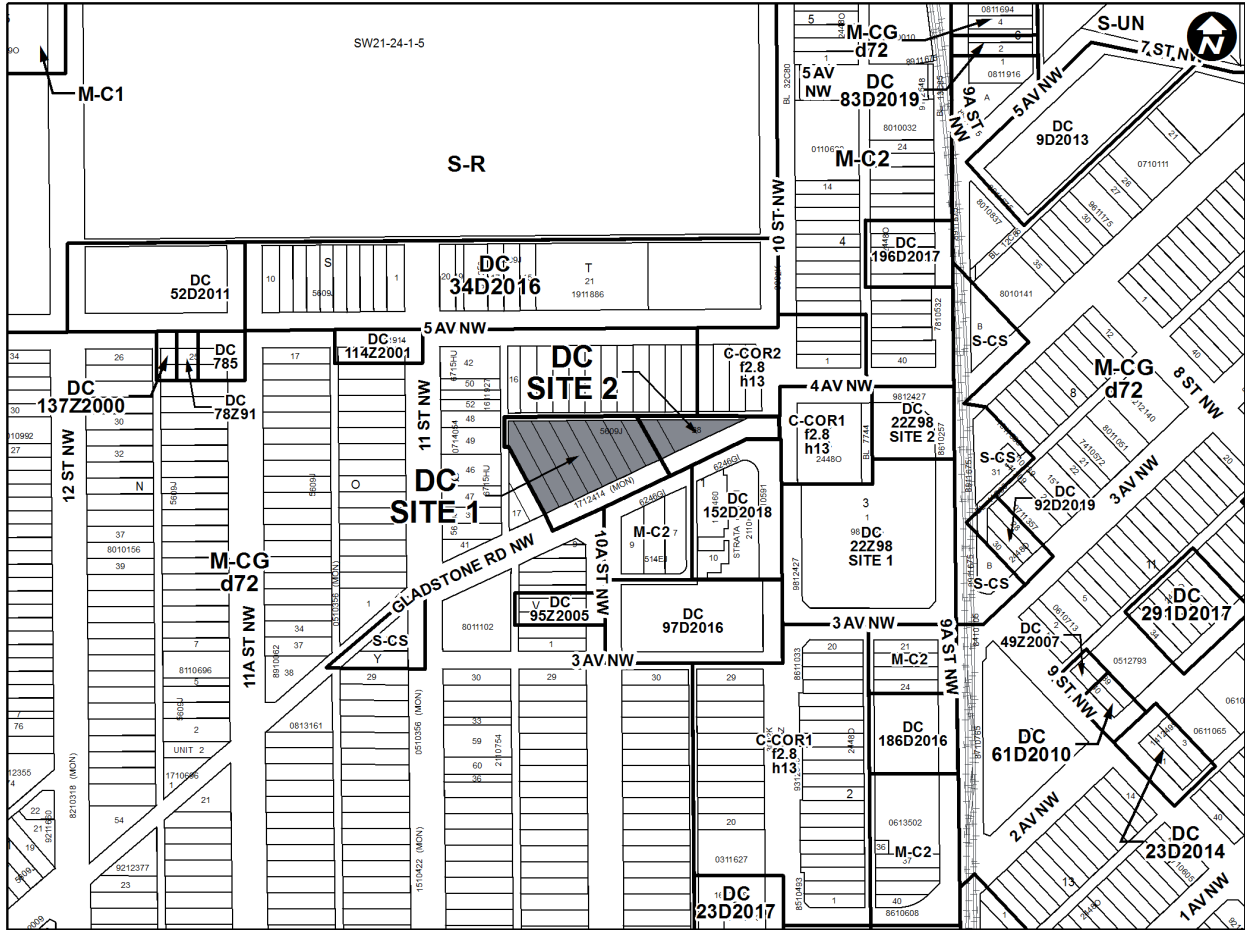


ACTING CITY CLERK
SIGNED ON SEPTEMBER 02, 2021

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) provide for mid-rise multi-residential development; and
- (b) enable the density bonus provisions of the Hillhurst/Sunnyside Area Redevelopment Plan through the legal protection of the Hillhurst Baptist Church as a municipal historic resource.

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) "**Hillhurst Baptist Church**" means the **building** existing on the date of passage of this Direct Control District Bylaw located on the **parcels** legally described as Lots 27 and 28, Block Q, Plan 5609J with the municipal address 1110 Gladstone Road NW.
- (b) "**Municipal Historic Resource**" means a **building** or **parcel** protected as an historical resource through the *Historical Resources Act*.

Permitted Uses

5 The **permitted uses** of the Mixed Use - General (MU-1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

6 The **discretionary uses** of the Mixed Use - General (MU-1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Mixed Use - General (MU-1) District of Bylaw 1P2007 apply in this Direct Control District.

SITE 1 (± 0.30 hectares)

Application

8 The provisions in Sections 9 through 10 apply only to Site 1.

Floor Area Ratio

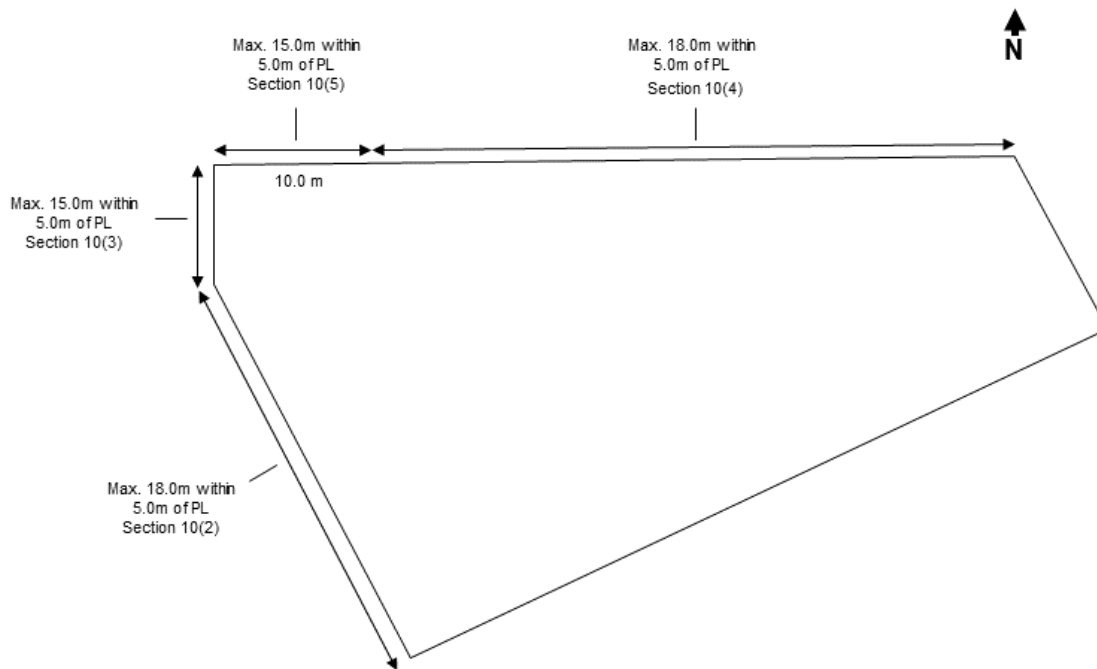
- 9 (1) Unless otherwise provided in subsection (2), the maximum **floor area ratio** is 2.0.
- (2) The maximum **floor area ratio** referenced in subsection (1) may be increased to 4.0 where:
- (a) "**Hillhurst Baptist Church**" has been protected as a "**Municipal Historic Resource**"; and
 - (b) the following improvements to the "**Hillhurst Baptist Church**" have been completed or are included in the same **development permit** as the **development** receiving the additional **floor area ratio**:
 - (i) repairs to or replacement of the exterior cladding;
 - (ii) repairs to or reinforcement of the concrete foundation;
 - (iii) replacement of windows; and
 - (iv) rehabilitation of the west elevation and finish.

Building Height

10 (1) Unless otherwise referenced in subsections (2), (3), (4) or (5), the maximum **building height** is 20.0 metres.

- (2) Where the **parcel** shares a **property line** with a **parcel** designated as a **multi-residential district**, the maximum **building height** is reduced to 18.0 metres measured from grade within 5.0 metres of the shared **property line**.
- (3) Where the **parcel** shares a west **property line** with a **lane**, the maximum **building height** is reduced to 15.0 metres measured from grade within 5.0 metres of the **property line**.
- (4) Where the **parcel** shares a north **property line** with a **lane**, the maximum **building height** is reduced to 18.0 metres measured from grade within 5.0 metres of the **property line** excluding the portion of the north **property line** described in subsection (5).
- (5) Extending 10.0 metres east of the northwest corner of the **parcel**, the maximum **building height** is reduced to 15.0 metres measured from **grade** within 5.0 metres of the north **property line**.
- (6) For the purposes of this Direct Control District, a **balcony** is not calculated as part of **building height**.

Illustration 1: Building Height in subsections 10(2), 10(3), 10(4) and 10(5)



SITE 2 (±0.07 hectares)

Application

11 The provisions in Sections 12 through 13 apply only to Site 2.

Floor Area Ratio

12 The maximum *floor area ratio* is 1.0.

Building Height

13 The maximum *building height* is 13 metres.

Relaxations

14 The *Development Authority* may relax the rules contained in Sections 7, 10 and 13 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.