

**BYLAW NUMBER 136D2021**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2020-0163/CPC2021-1013)**

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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 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 SEPTEMBER 14, 2021

READ A SECOND TIME ON SEPTEMBER 14, 2021

READ A THIRD TIME ON SEPTEMBER 14, 2021

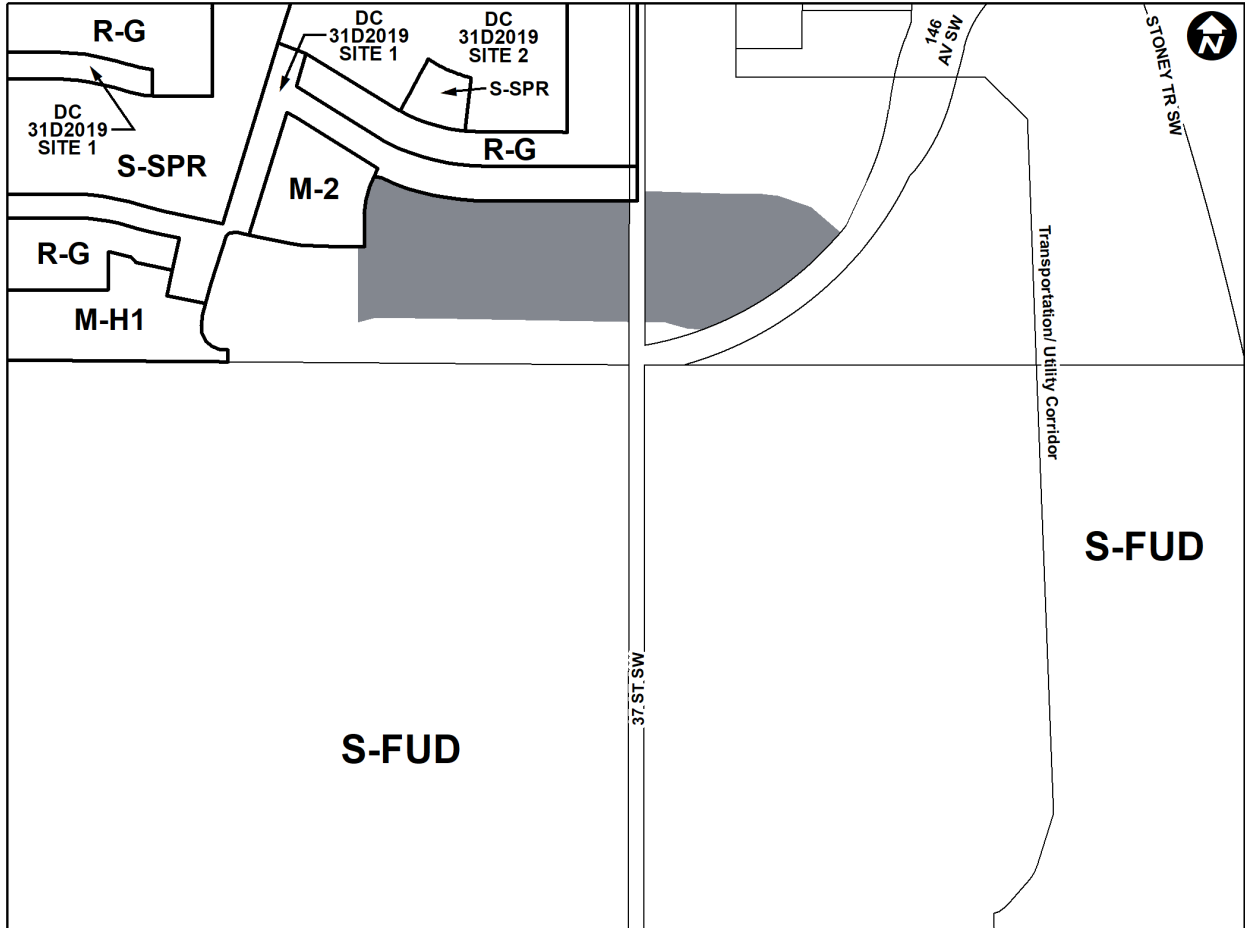


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MAYOR  
SIGNED ON SEPTEMBER 14, 2021

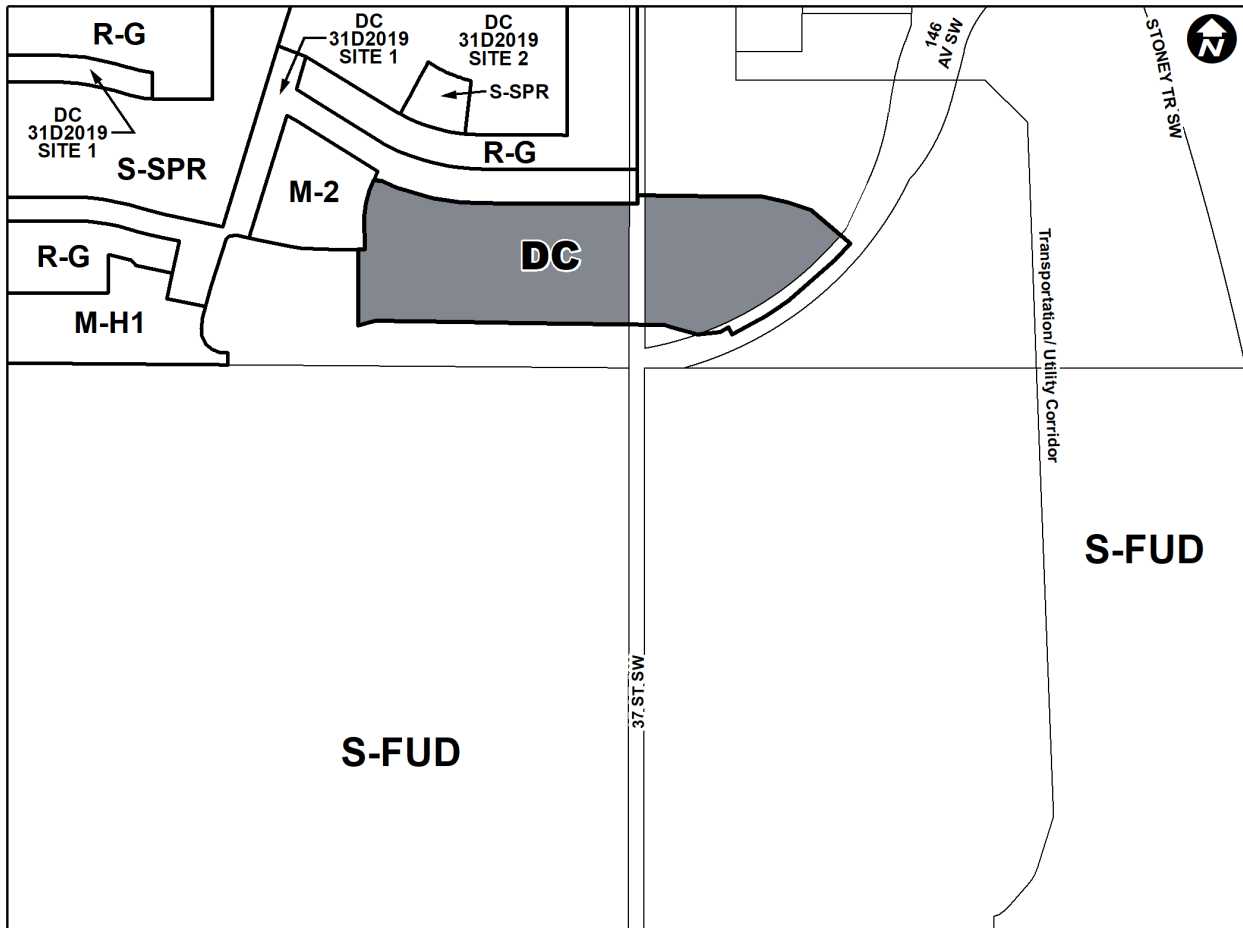


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ACTING CITY CLERK  
SIGNED ON SEPTEMBER 14, 2021

**SCHEDULE A**



**SCHEDULE B**



**DIRECT CONTROL DISTRICT**

**Purpose**

- 1 This Direct Control District Bylaw is intended to:
  - (a) create a comprehensively planned, walkable and mixed-use urban district; and
  - (b) establish a village centre precinct that is the primary commercial and entertainment centre of Alpine Park.

**Compliance with Bylaw 1P2007**

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3, and 4 of Bylaw 1P2007 apply.

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

#### Discretionary Uses

5 The **discretionary uses** of the Mixed Use - General (MU-1) District of Bylaw 1P2007 are the **discretionary uses** of this Direct Control District with the addition of:

- (a) **Amusement Arcade;**
- (b) **Cinema;**
- (c) **Conference and Event Facility;**
- (d) **Dinner Theatre;**
- (e) **Drinking Establishment – Medium;**
- (f) **Multi-Residential Development;**
- (g) **Museum; and**
- (h) **Performing Arts Centre.**

#### Bylaw 1P2007 District Rules

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

#### Floor Area Ratio

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

#### Building Height

8 The maximum **building height** is 26 metres.

#### Rules for Facades Facing a Street

9 Section 1340 of Bylaw 1P2007 does not apply in this Direct Control District.

#### Rules for Supermarkets Facing a Street

- 10 (1) Unless otherwise provided in subsection (2), a minimum of two façades of a **building** containing a **Supermarket** located on the floor closest to **grade** and facing a **street** must include unobstructed windows with transparent glass:
- (a) that occupy a minimum of 20.0 per cent of the façade between a height of 0.6 metres and 2.4 metres at minimum; and
  - (b) where the entire area described in subsection (a) allows views of the indoor space.
- (2) Where the façade of a **building** contains **Dwelling Units**, that portion of the façade is not required to meet the requirements of subsection (1).

#### Setback Area

11 (1) Unless otherwise provided in subsection (2), there is no minimum requirement for a **setback area**.

- (2) Where a **parcel** containing a **Multi-Residential Development** shares a **property line** with a **street**, the minimum **building setback** from that **property line** is 3.0 metres.

#### Landscaping in Setback Areas

- 12 Where a **setback area** shares a **property line** with a **street**, the **setback area** may include **soft surfaced landscaped areas** or **hard surfaced landscaped areas**.

#### Additional Landscaping Requirements

- 13 Section 1347 of Bylaw 1P2007 does not apply in this Direct Control District Bylaw.

#### Residential Amenity Space

- 14 (1) A **patio** may be located in a **setback area** between a **building** and a **property line** shared with a **street**.
- (2) **Amenity space** may be provided as **common amenity space**, **private amenity space** or a combination of both.
- (3) The required minimum **amenity space** is 5.0 square metres per **unit**.
- (4) 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.
- (5) 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.
- (6) Where a **patio** is located within 4.0 metres of a **lane** or another **parcel**, it must be **screened**.
- (7) **Private amenity space** must:
- (a) be in the form of a **balcony**, **deck** or **patio**; and
  - (b) have no minimum dimensions of less than 2.0 metres.
- (8) **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 50.0 square metres, with no dimension less than 6.0 metres; and
  - (d) must not be located in a required **setback area**.

- (9) **Common amenity space – indoors** may only be provided to satisfy the **amenity space** requirement as part of a **development** with 100 or more **units**.
- (10) A maximum of 10.0 per cent of the required **amenity space** may be provided as **common amenity space – indoors**.
- (11) **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**.

#### **Vehicle Access**

**15** Section 1355 of Bylaw 1P2007 does not apply in this Direct Control District.

#### **Relaxations**

**16** The **Development Authority** may relax the rules contained in Sections 6, 11 and 14 of this Direct Control District Bylaw, in accordance with Sections 31 and 36 of Bylaw 1P2007.