

BYLAW NUMBER 57D2021

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2020-0106/CPC2021-0191)**

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 APRIL 12, 2021

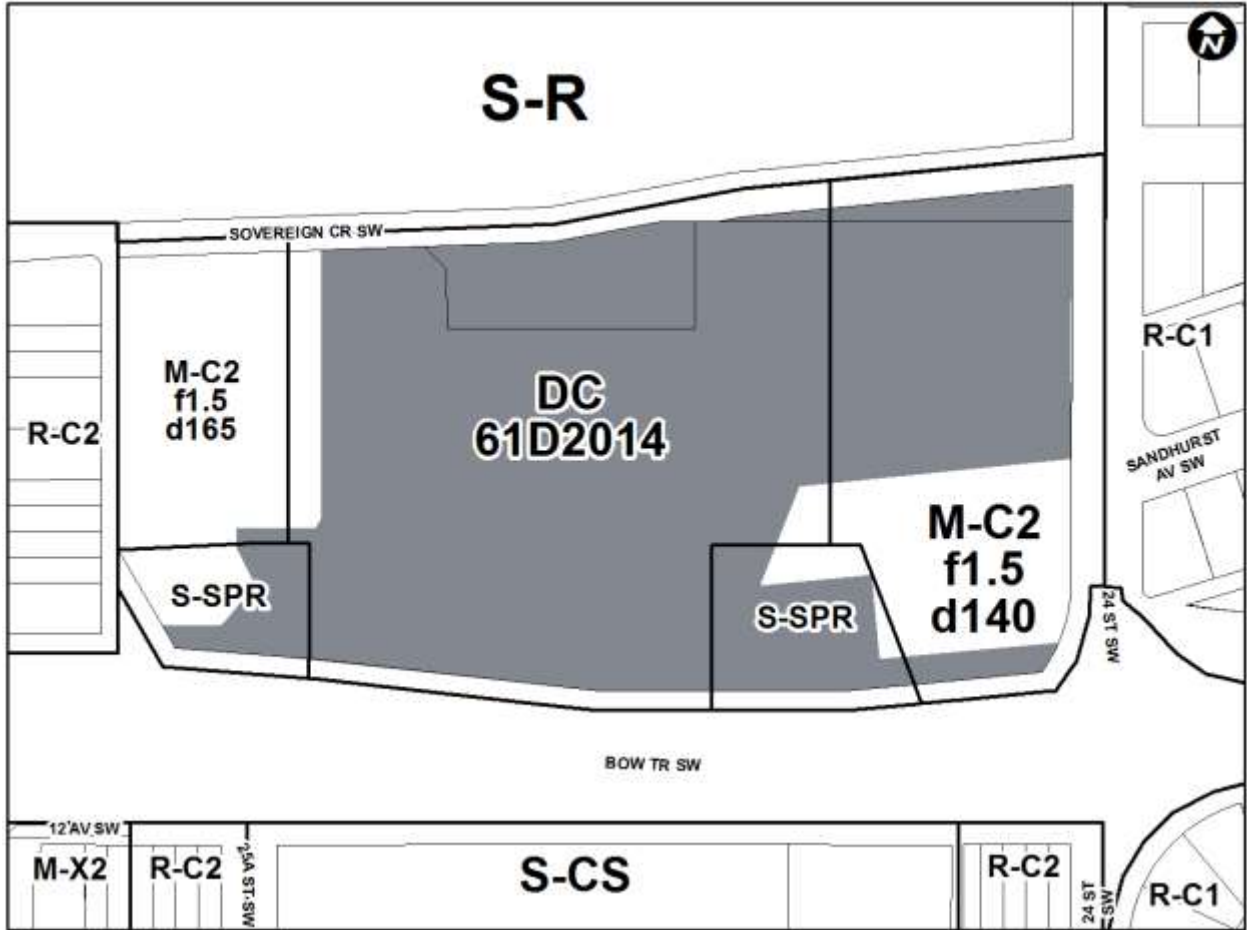
READ A SECOND TIME ON APRIL 12, 2021

READ A THIRD TIME ON APRIL 12, 2021

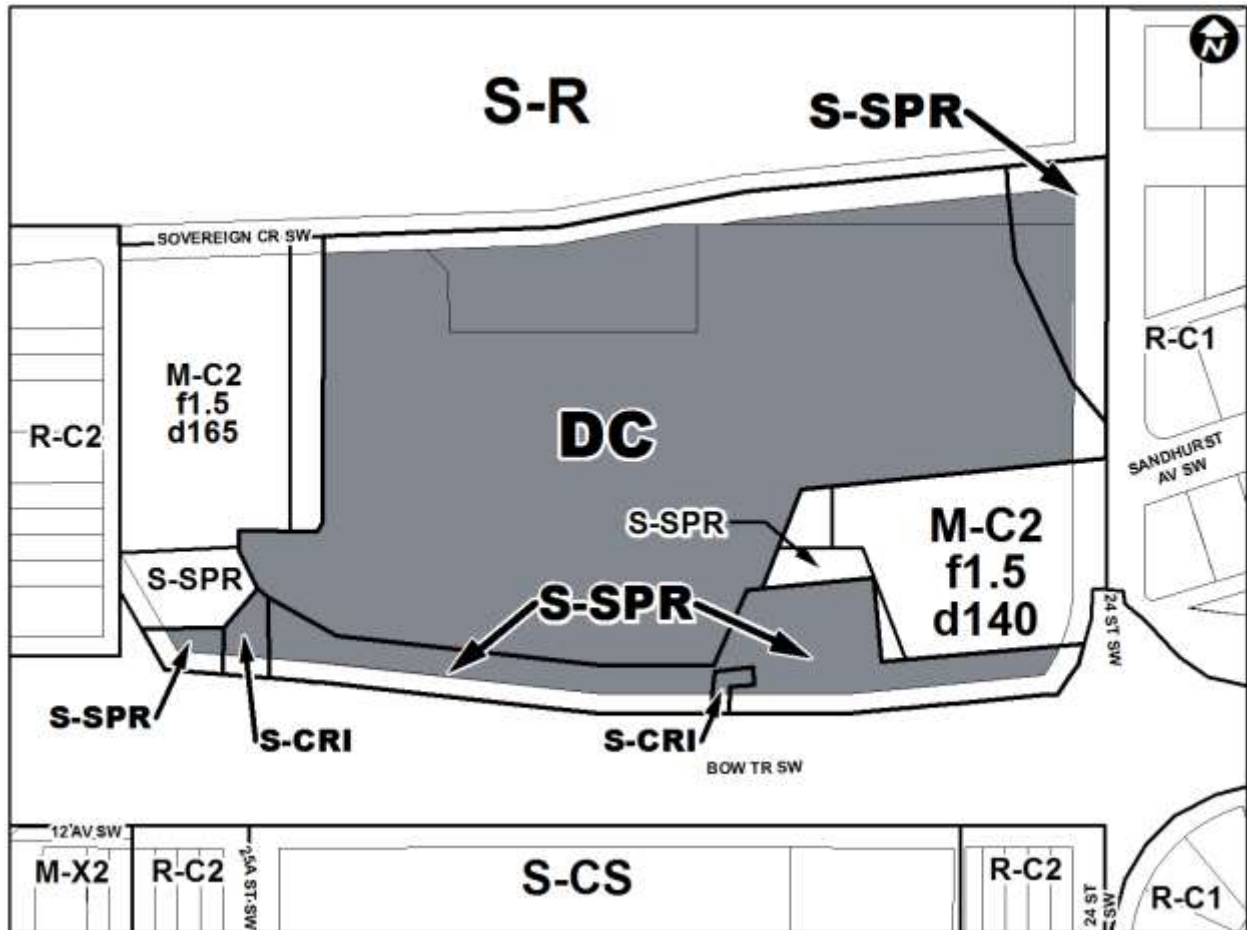
MAYOR
SIGNED ON APRIL 12, 2021

ACTING CITY CLERK
SIGNED ON APRIL 12, 2021

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to accommodate comprehensively planned grade-oriented multi-residential development in a variety of forms.

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 – At Grade Housing (M-G) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

Discretionary Uses

5 The ***discretionary uses*** of the Multi-Residential – At Grade Housing (M-G) 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 – At Grade Housing (M-G) District of Bylaw 1P2007 apply in this Direct Control District.

Visibility Triangle on Private Road

7 Section 569 of Bylaw 1P2007 does not apply in this Direct Control District where both of the ***streets*** abutting the ***corner parcel*** are ***private condominium roadways***.

Building Height

8 The maximum ***building height*** is 14.5 metres measured from ***grade***.

Private Amenity Space Minimum Dimension

9 A ***private amenity space*** must have no minimum dimension of less than 1.5 metres.

Visitor Parking Stall Requirement

10 The ***minimum motor vehicle parking stall*** requirement for each **Dwelling Unit** and **Live Work Unit** is 0.08 ***visitor parking stalls*** per ***unit***.

Relaxations

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