

**BYLAW NUMBER 58D2021**

**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

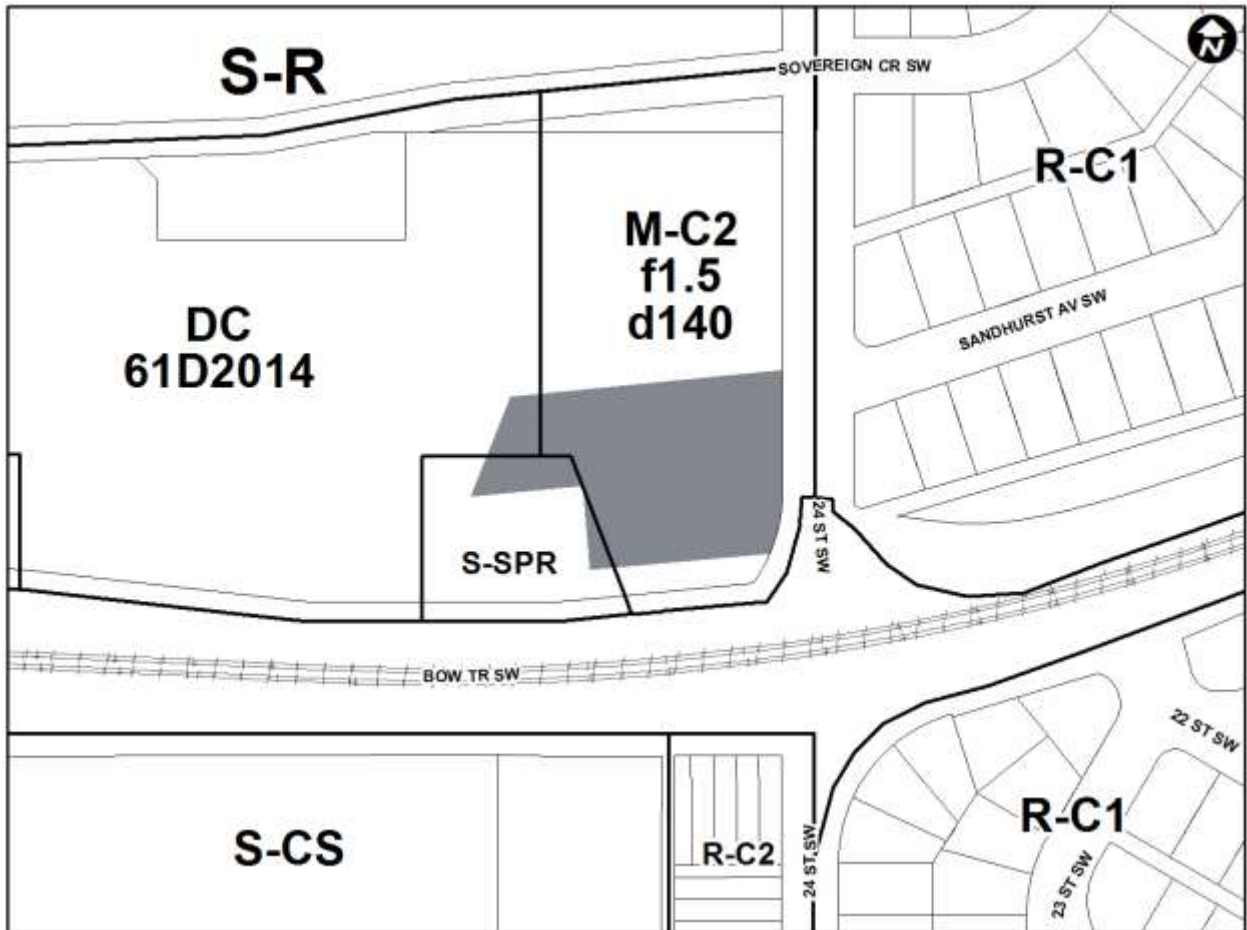
READ A SECOND TIME ON APRIL 12, 2021

READ A THIRD TIME ON APRIL 12, 2021

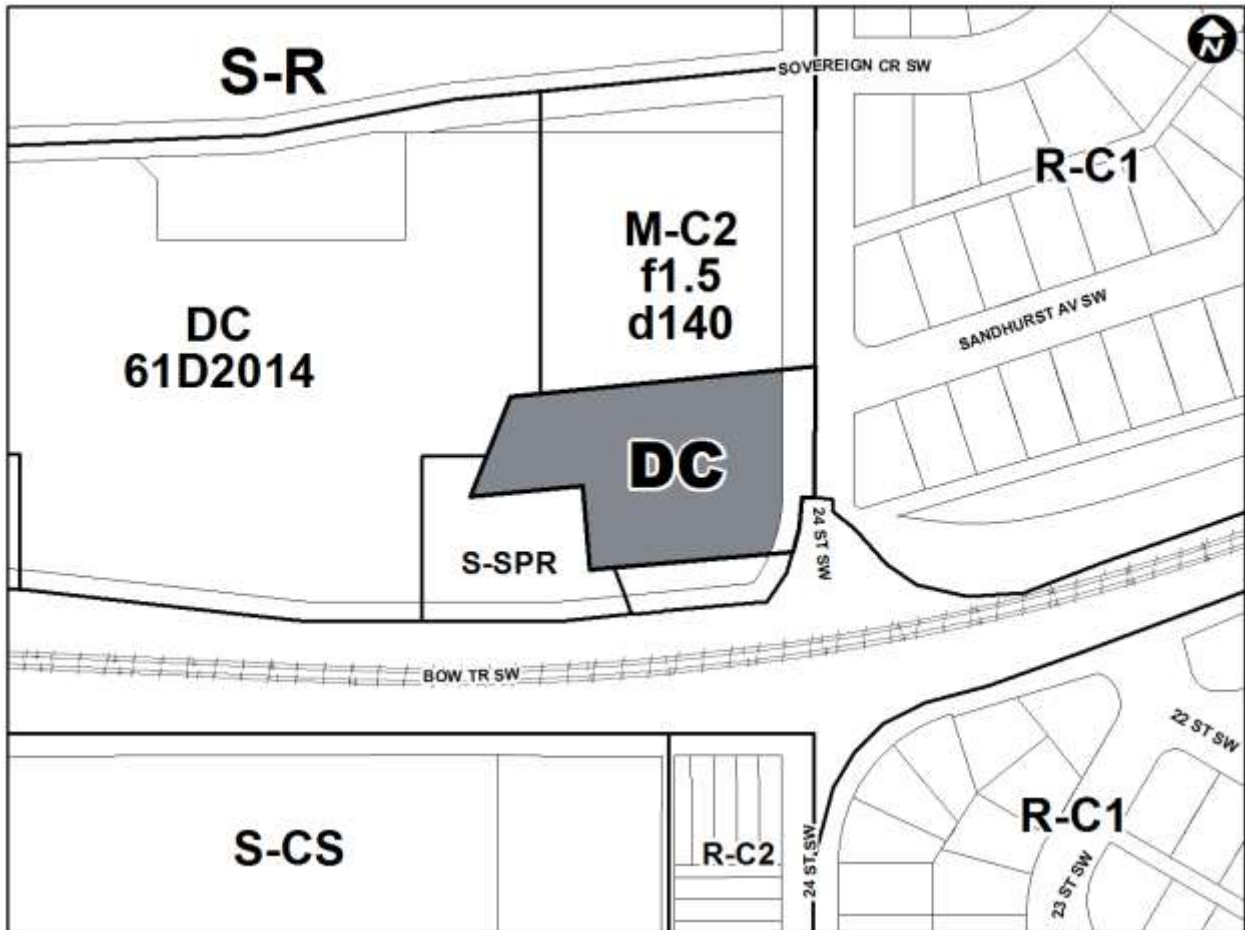
\_\_\_\_\_  
MAYOR  
SIGNED ON APRIL 12, 2021

\_\_\_\_\_  
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:
  - (a) allow for multi-residential development; and
  - (b) provide height and massing rules to help mitigate the potential visual impact of the development on adjacent low-density development.

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

**Discretionary Uses**

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

**Floor Area Ratio**

7 The maximum **floor area ratio** is 2.5.

**Building Height**

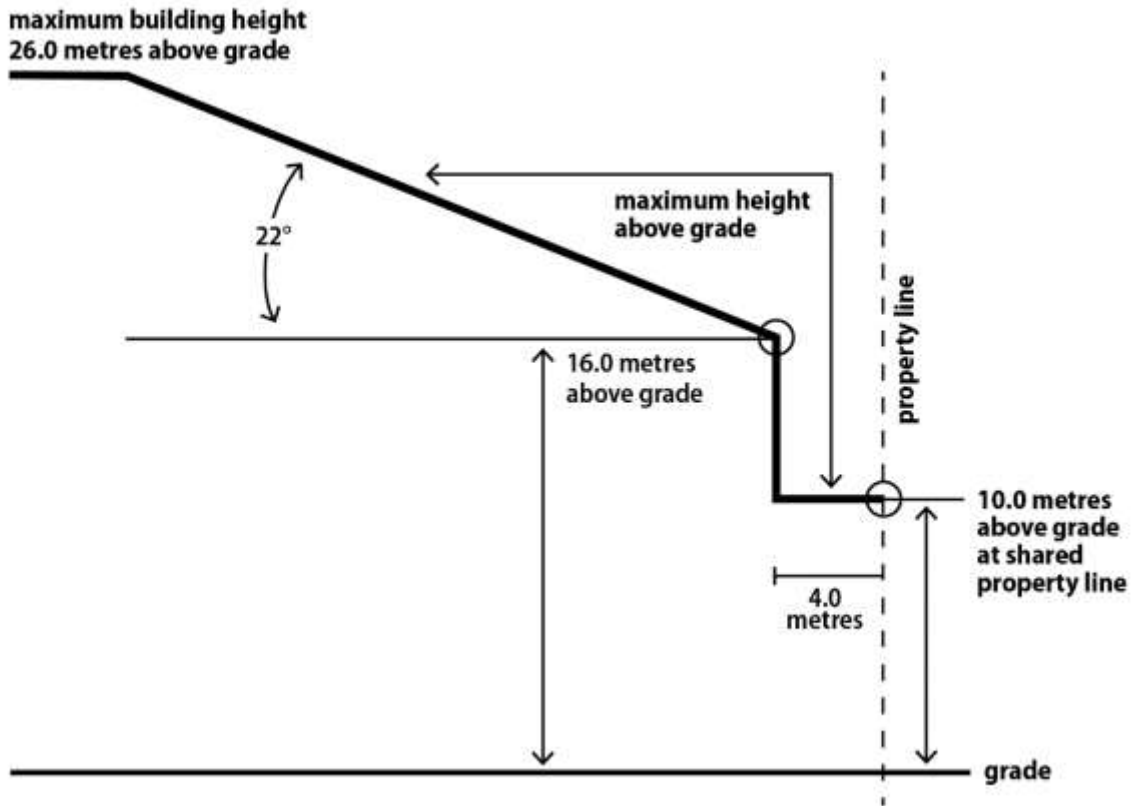
8 (1) Unless otherwise provided in subsection (2), the maximum **building height** is 26.0 metres.

(2) The maximum **building height**:

- (a) is 10.0 metres measured from **grade** within 4.0 metres of the **property line** shared with 24 Street SW;
- (b) increases to 16.0 metres measured from **grade** at a distance of 4.0 metres from the **property line** shared with 24 Street SW; and
- (c) increases consistently at an angle of 22 degrees from the horizontal to a maximum of 26.0 metres measured from **grade**, as shown on Illustration 1.

(3) The following diagram illustrates the rules of subsection (2):

Illustration 1: Building Height in this Direct Control District



**Relaxations**

9 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.