

**BYLAW NUMBER 167D2018**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2016-0313/CPC2018-0466)**

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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 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 JUNE 11 2018

READ A SECOND TIME, AS AMENDED, ON JUNE 11 2018

READ A THIRD TIME, AS AMENDED, ON JUNE 11 2018

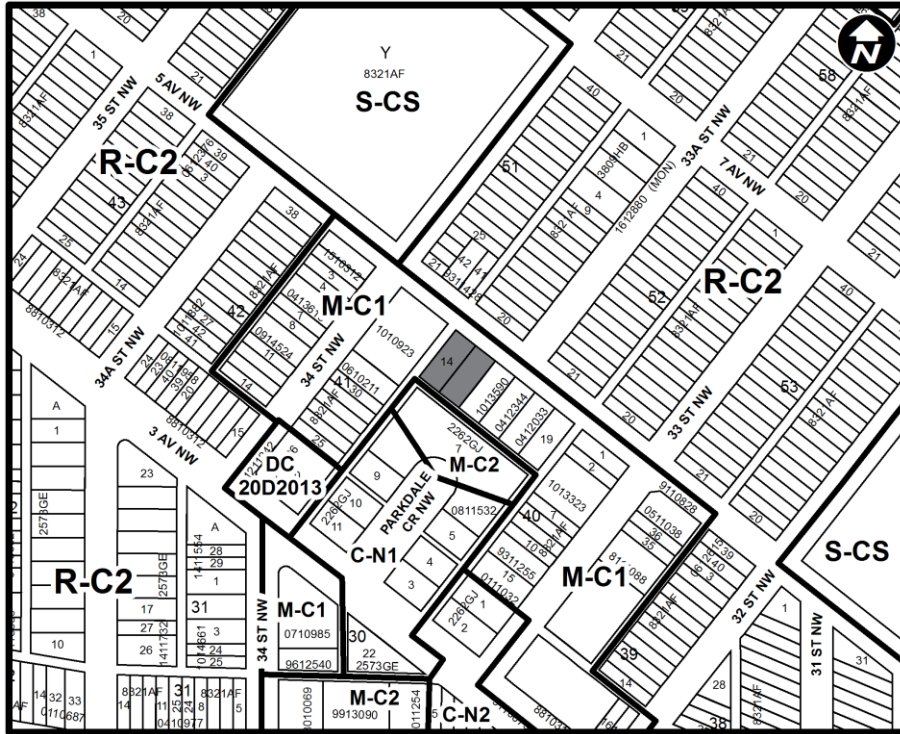


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MAYOR  
SIGNED ON JUNE 19 2018

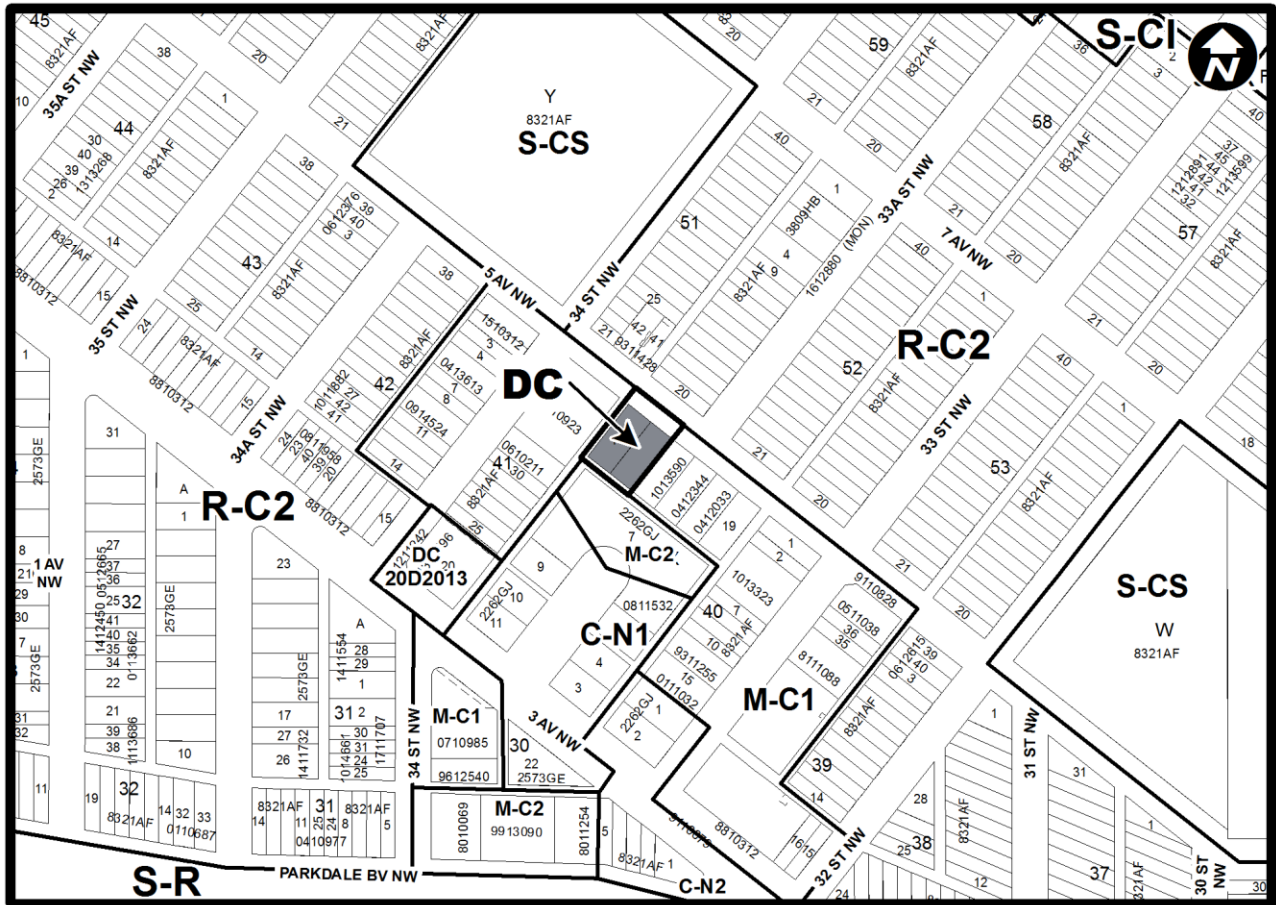


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ACTING CITY CLERK  
SIGNED ON JUNE 19 2018

**SCHEDULE A**



**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

**Purpose**

1 This Direct Control District is intended to:

- (a) provide for **Multi-Residential Development** in a variety of forms;
- (b) have **Multi-Residential Development** of low height and medium **density**, and
- (c) be in close proximity or **adjacent** to low density residential **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.

**Reference to Bylaw 1P2007**

- 3 Within this Direct Control District, 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 following *uses* are *permitted uses* in this Direct Control District:

- (a) **Accessory Residential Building;**
- (b) **Home Based Child Care – Class 1;**
- (c) **Home Occupation – Class 1;**
- (d) **Park;**
- (e) **Protective and Emergency Service;**
- (f) **Secondary Suite;**
- (g) **Sign – Class A; and**
- (h) **Utilities.**

**Discretionary Uses**

- 5 The following *uses* are *discretionary uses* in this Direct Control District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Backyard Suite;**
- (d) **Bed and Breakfast;**
- (e) **Child Care Service;**
- (f) **Community Entrance Feature;**
- (g) **Custodial Care;**
- (h) **Duplex Dwelling;**
- (i) **Home Based Child Care – Class 2;**
- (j) **Home Occupation – Class 2;**
- (k) **Live Work Unit;**
- (l) **Multi-Residential Development;**

- (m) **Place of Worship – Medium;**
- (n) **Place of Worship – Small;**
- (o) **Power Generation Facility – Small;**
- (p) **Residential Care;**
- (q) **Semi-detached Dwelling;**
- (r) **Sign – Class B;**
- (s) **Sign – Class C;**
- (t) **Sign – Class D;**
- (u) **Sign – Class E;**
- (v) **Single Detached Dwelling;**
- (w) **Temporary Residential Sales Centre; and**
- (x) **Utility Building.**

**Bylaw 1P2007 District Rules**

6 Unless otherwise specified, the General Rules for Multi-Residential Land Use Districts of Bylaw 1P2007 apply in this Direct Control District.

**Density**

7 The maximum *density* is 173 *units* per hectare.

**Setback Area**

8 The depth of all *setback areas* must be equal to the minimum *contextual multi-residential building setback* and *building setback* required in section 9.

**Building Setbacks**

- 9 (1) Unless otherwise referenced in subsection (2), the minimum *building setback* from a *property line* shared with a *street* is the greater of:
- (a) the *contextual multi-residential building setback*; and
  - (b) 3.0 metres.
- (2) The minimum *building setback* from a *property line* shared with a *street* for a *street-oriented multi-residential building* is the *contextual multi-residential building setback* less 1.5 metres.
- (3) The minimum *building setback* from a *property line* shared with a *lane* is 1.2 metres.
- (4) Unless otherwise referenced in subsection (5), the minimum *building setback* from a *property line* shared with another *parcel* is 1.2 metres.

- (5) The minimum **building setback** from a **property line** shared with another **parcel** for a **street-oriented multi-residential building** is zero metres, when the adjoining **parcel** is designated:
- (a) C-N1, C-COR1, CC-X or CC-COR District; or
  - (b) M-CG, M-C1, M-C2, M-H1, M-H2, M-H3, M-X1, M-X2, CC-MH or CC-MHX District and contains four or more **Dwelling Units**.

**Landscaping**

**10** At least 90.0 per cent of the required **landscaped area** must be provided at **grade**.

**Building Height**

**11** The maximum **building height** is 14.0 metres.