

**BYLAW NUMBER 114D2020**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2020-0013/CPC2020-0849)**

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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;

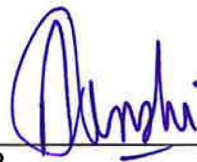
**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

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 therefore 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, 2020

READ A SECOND TIME ON SEPTEMBER 14, 2020

READ A THIRD TIME ON SEPTEMBER 14, 2020



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MAYOR  
SIGNED ON SEPTEMBER 14, 2020



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ACTING CITY CLERK  
SIGNED ON SEPTEMBER 14, 2020

**SCHEDULE A**



**SCHEDULE B**



**DIRECT CONTROL DISTRICT**

**Purpose**

- 1 This Direct Control District Bylaw is intended to:
  - (a) accommodate opportunities for mixed-use multi-residential development with commercial uses in the same building; and
  - (b) provide an appropriate transition in building height to the adjacent 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 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) “**DC commercial multi-residential uses**” means **commercial multi-residential uses** as defined in Bylaw 1P2007 and includes the following additional **use**:
- (i) **Instructional Facility.**

**Permitted Uses**

- 5 The **permitted uses** of the Multi-Residential – Medium Profile Support Commercial (M-X2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

**Discretionary Uses**

- 6 The **discretionary uses** of the Multi-Residential – Medium Profile Support Commercial (M-X2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Instructional Facility.**

**Bylaw 1P2007 District Rules**

- 7 Unless otherwise specified, the rules of the Multi-Residential – Medium Profile Support Commercial (M-X2) District of Bylaw 1P2007 apply in this Direct Control District.

**Building Setbacks**

- 8 (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **property line** shared with a **street** is 3.0 metres.
- (2) The minimum **building setback** from the **property line** shared with 74 Avenue SE for a **street-oriented multi-residential building** is zero metres.

**Landscaping**

- 9 (1) At least 65.0 per cent of the required **landscaped area** must be provided at **grade**.
- (2) The maximum **hard surfaced landscaped area** is 80.0 per cent of the required **landscaped area**.
- (3) For **landscaped areas** above **grade**, a minimum of 25.0 per cent of the area must be covered with **soft surfaced landscaping**.

**Building Height**

- 10 (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 17.0 metres.

- (2) Where a **parcel** shares a **property line** with a **lane** or a **parcel** designated as a **low density residential district**, the maximum **building height** referenced in subsection (1) is reduced to 15.0 metres measured from **grade** within 5.0 metres of that shared **property line**.

#### Rules for Commercial Multi-Residential Uses

- 11 (1) **DC commercial multi-residential uses** must:
- (a) only be located on the ground and basement floors of a **main residential building**; and
  - (b) be contained completely within the **building** with the exception of **Outdoor Café uses**;
- (2) **DC commercial multi-residential uses** can share an exterior entrance with that of the **Dwelling Units**.
- (3) Surface parking areas for **DC commercial multi-residential uses** must be located a minimum distance of 7.0 metres from a **parcel** designated as a **low density residential district**.

#### Amenity Space

- 12 (1) **Amenity space** may be provided as **common amenity space**, **private amenity space** or a combination of both.
- (2) **Common amenity space** must have a contiguous area of not less than 50.0 square metres, with no dimension less than 4.5 metres.

#### Motor Vehicle and Loading Stall Requirements

- 13 (1) The **use** of **Multi-Residential Development** does not require a minimum number of **motor vehicle parking stalls**.
- (2) A maximum of six **motor vehicle parking stalls** may be provided on site for the **DC commercial multi-residential uses**, **Place of Worship** and **Child Care Service uses** and must be accessed via the rear lane.
- (3) One **loading stall** must be provided on 74 Avenue SE for the **DC commercial multi-residential uses** and drop off / pick up activities associated with the **Child Care Service use**.

#### Relaxations

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