

BYLAW NUMBER 171D2020

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2020-0054/ CPC2020-1201)**

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 DECEMBER 14, 2020

READ A SECOND TIME ON DECEMBER 14, 2020

READ A THIRD TIME ON DECEMBER 14, 2020

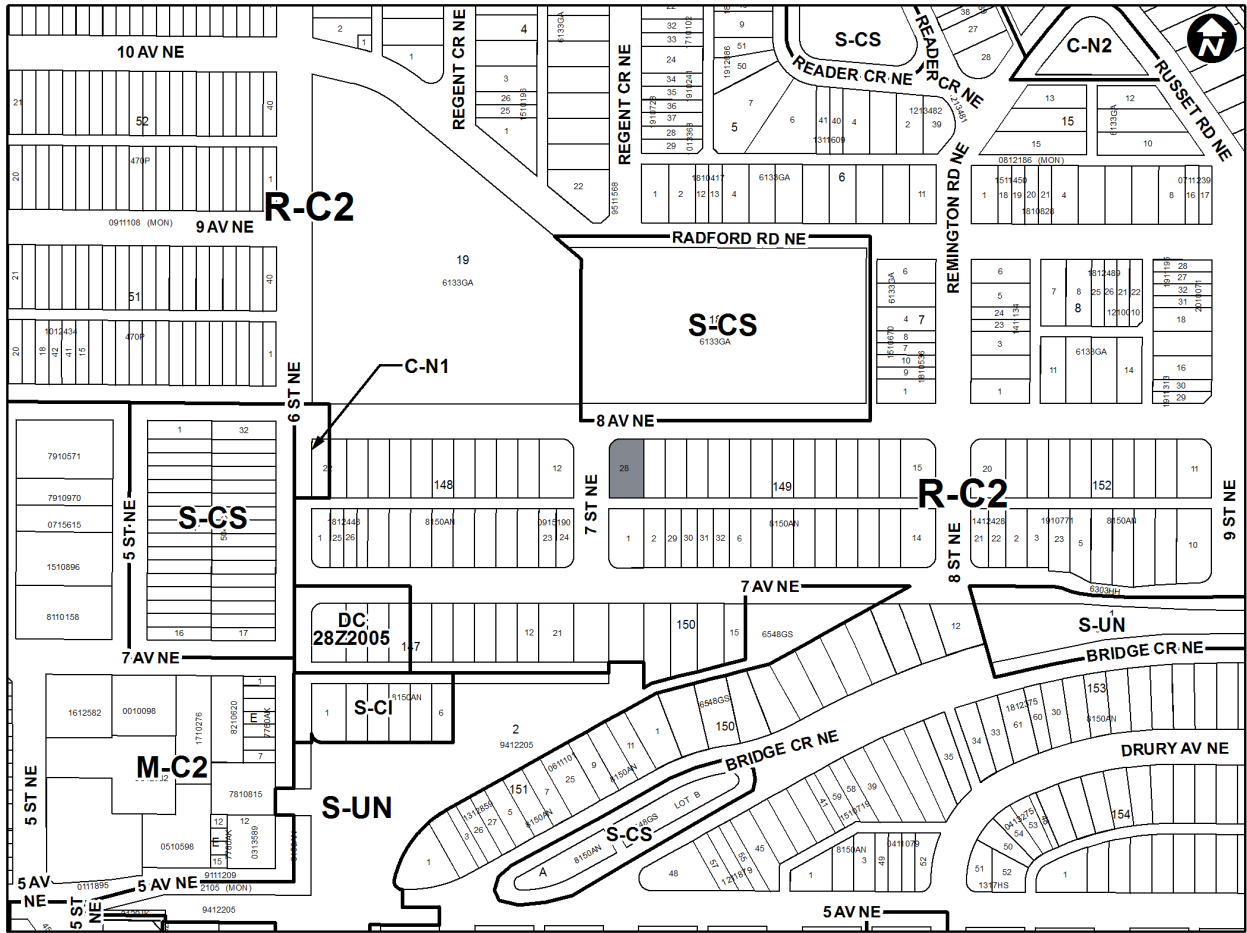
MAYOR

SIGNED ON DECEMBER 14, 2020

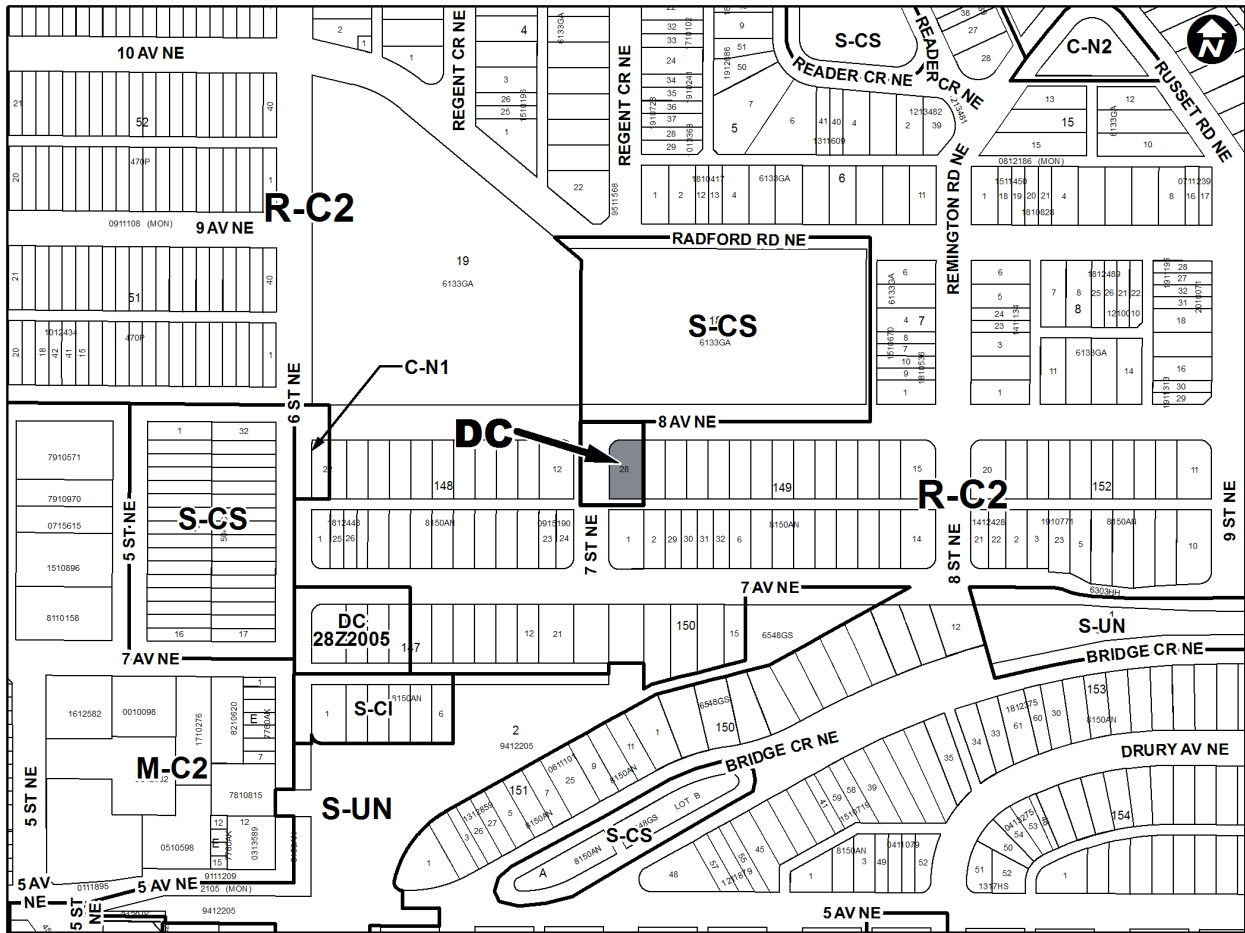
ACTING CITY CLERK

SIGNED ON DECEMBER 14, 2020

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) provide for grade oriented, rowhouse style multi-residential development with stacked units;
- (b) allow for multi-residential development of medium density where the number of smaller units does not exceed the number of larger units; and
- (c) establish motor vehicle parking requirement reductions for smaller units with the incorporation of Transportation Demand Management measures.

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 – Contextual Low Profile (M-C1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Multi-Residential – Contextual Low Profile (M-C1) 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 – Contextual Low Profile (M-C1) District of Bylaw 1P2007 apply in this Direct Control District.

Density

- 7 The maximum **density** is 168 **units** per hectare.

Unit Mix

- 8 The number of **units** with a floor area less than or equal to 45.0 square metres must not exceed the number of **units** with a floor area greater than 45.0 square metres within the **development**.

Setback Area

- 9 The depth of all **setback areas** must be equal to the minimum **building setbacks** required in Section 10 of this Direct Control District Bylaw.

Building Setbacks

- 10 (1) The minimum **building setback** from a **property line** shared with 8 Avenue NE is 3.0 metres.
- (2) The minimum **building setback** from a **property line** shared with 7 Street NE is 2.0 metres.
- (3) The minimum **building setback** from a **property line** shared with another **parcel** is 3.0 metres.
- (4) The minimum **building setback** from a **property line** shared with a **lane** is 1.2 metres.

Projections Into Setback Areas

- 11 (1) Unless otherwise provided in subsection (2), projections into **setback areas** must be in accordance with the General Rules for Multi-Residential Land Use Districts in Bylaw 1P2007.

- (2) A **private garage** attached to a **building** or an **Accessory Residential Building** may extend into any **setback area**, provided it:
- (a) does not exceed 4.6 metres in height, measured from **grade**;
 - (b) has no part that is located closer than 0.6 metres from the **property line** shared with a **lane**; and
 - (c) has no part that is located closer than 1.2 metres from the **property line** shared with another **parcel**.

Building Design

- 12 (1) Motor vehicle parking must not be located between **buildings** and a **property line** shared with a **street**.
- (2) All vehicle access to the **parcel** must be from the **lane**.
- (3) Each **unit** must have a separate, direct access from **grade** to an **adjacent** public sidewalk.
- (4) A **unit** in a **Multi-Residential Development** that is located on the floor closest to **grade** must have:
- (a) an entrance that is visible from the **street** that the **unit** faces; and
 - (b) an individual exterior access within 4.5 metres of a **property line** shared with a **street**.

Motor Vehicle Parking Stalls Requirements

- 13 (1) Unless otherwise provided in subsection (2), the minimum number of **motor vehicle parking stalls** for all **uses** is the requirement referenced in Part 4 of Bylaw 1P2007.
- (2) The minimum number of **motor vehicle parking stalls** for a **Dwelling Unit** is reduced to zero where:
- (a) the floor area of a **unit** is 45.0 square metres or less;
 - (b) space is provided in the **development** for the occupant of the **unit** for storage of mobility alternatives including, but not limited to, bicycles and strollers that:
 - (i) must be accessed directly from the exterior;
 - (ii) must have an area of at least 2.5 square metres for every **unit** that is not provided with a **motor vehicle parking stall**; and

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- (iii) may incorporate any one or more of the ***bicycle parking stalls – class 1*** required by Section 14 of this Direct Control District Bylaw; and
 - (c) additional Transportation Demand Management strategies are provided and implemented through ***development permit*** conditions to the satisfaction of the ***Development Authority***, which may include, but are not limited to:
 - (i) developer funded credits toward Calgary Transit passes, car share programs, or other ride share programs; and
 - (ii) pooled bicycles made available to residents of the ***development***.
- (3) ***Visitor parking stalls*** are not required.

Required Bicycle Parking Stalls

- 14** Each **Dwelling Unit** is required to provide a minimum of 1.0 ***bicycle parking stalls – class 1***.

Relaxations

- 15** The ***Development Authority*** may relax the rules in Sections 6, 10 and 11 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.