

**BYLAW NUMBER 43D2021**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2020-0142/CPC2021-0127)**

\*\*\*\*\*

**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) provide for grade oriented, rowhouse style multi-residential development with stacked units;
- (b) allow for development where the number of smaller units does not exceed the number of larger units; and
- (c) establish criteria and rules for reducing motor vehicle parking requirements.

**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.

**Floor Area Ratio**

- 7 The maximum **floor area ratio** is 1.5.

**Density**

- 8 There is no minimum or maximum **density**.

**Unit Mix**

- 9 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**

- 10 The depth of all **setback areas** must be equal to the minimum **building setbacks** required in Section 11 of this Direct Control District Bylaw.

**Building Setbacks**

- 11 (1) The minimum **building setback** from a **property line** shared with 34 Street SE is 3.0 metres.
- (2) The minimum **building setback** from a **property line** shared with 12 Avenue SE is 0.6 metres.
- (3) The minimum **building setback** from a **property line** shared with another **parcel** is 1.2 metres.
- (4) The minimum **building setback** from a **property line** shared with a **lane** is 1.2 metres.

**Site and 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 an individual exterior access from **grade** to an **adjacent** public sidewalk.

#### Building Height and Cross Section

- 13 (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 14.0 metres.
- (2) Where the **parcel** shares a **property line** with a **parcel** designated with a **low density residential district** or M-CG District, the maximum **building height**:
- (a) is 9.0 metres measured from **grade** at the shared **property line**; and
- (b) increases proportionately to a maximum of 14.0 metres measured from **grade** at a distance of 5.0 metres from the shared **property line**.

#### Motor Vehicle Parking Stalls Requirements

- 14 (1) Unless otherwise provided in subsections (2) and (3), 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; and
- (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
- (iii) may incorporate any one or more of the **bicycle parking stalls – class 1** required by Section 15 of this Direct Control District Bylaw.
- (3) **Visitor parking stalls** are not required.

#### Required Bicycle Parking Stalls

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

#### Relaxations

- 16 The **Development Authority** may relax the rules in Sections 6, 10, 11, 13, and 14(1) of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.