

BYLAW NUMBER 61D2021

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2019-0162/CPC2021-0316)**

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 MAY 10, 2021

READ A SECOND TIME, AS AMENDED, ON MAY 10, 2021

READ A THIRD TIME, AS AMENDED, ON MAY 10, 2021

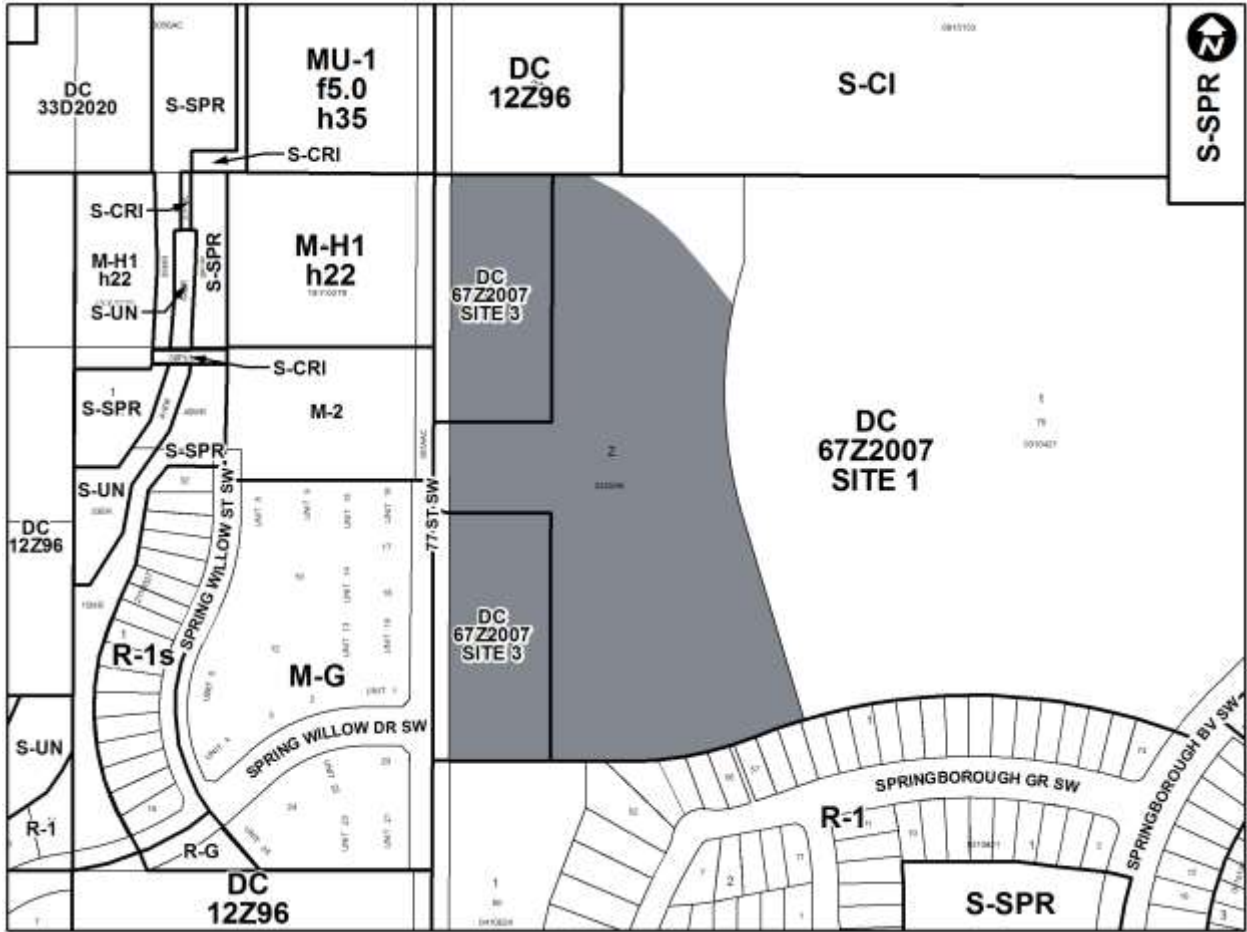


MAYOR
SIGNED ON MAY 18, 2021

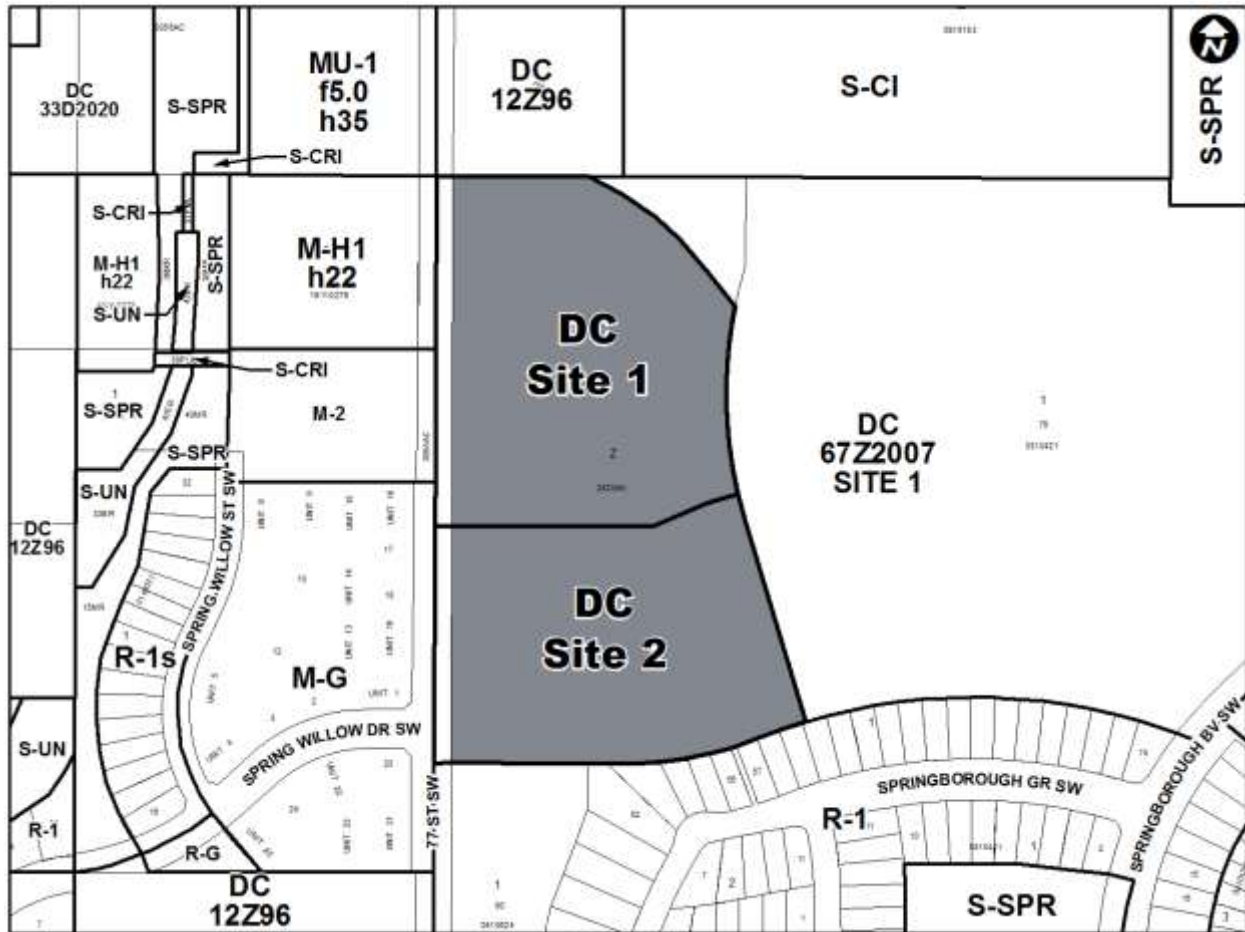


ACTING CITY CLERK
SIGNED ON MAY 18, 2021

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to:
 - (a) accommodate multi-residential housing of a range of forms and densities;
 - (b) establish building forms and setbacks that are sensitive to adjoining low density residential districts; and
 - (c) establish maximum building heights that accommodate slope adaptive building forms.

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.

SITE 1 (2.88 hectares ±)

Application

- 4 The provisions in Sections 5 through 8 apply only to Site 1.

Permitted Uses

- 5 The **permitted uses** of the Multi-Residential – Medium Profile (M-2) 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 (M-2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 7 Unless otherwise specified, the rules of the Multi-Residential – Medium Profile (M-2) District of Bylaw 1P2007 apply in this Direct Control District.

Building Height

- 8 The maximum **building height** is 24 metres.

SITE 2 (2.51 hectares ±)

Application

- 9 The provisions in sections 10 through 15 apply only to Site 2.

Permitted Uses

- 10 The **permitted uses** of the Multi-Residential – At Grade Housing (M-G) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 11 The **discretionary uses** of the Multi-Residential – At Grade Housing (M-G) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 12 Unless otherwise specified, the rules of the Multi-Residential – At Grade Housing (M-G) District of Bylaw 1P2007 apply in this Direct Control District.

Building Height

- 13 (1) Unless otherwise provided in subsection (2), the maximum **building height** is 24 metres.
- (2) No part of a **building** may protrude above the horizontal plane that is formed at 13 metres above **grade** at the **property line** shared with a **parcel** designated as Direct Control District Bylaw 67Z2007 at the date of passage of this Direct Control District Bylaw.

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- (3) The following diagram illustrates the rule of subsection (2).



Setback Area

- 14 The depth of all **setback areas** must be equal to the minimum **building setbacks** required in Section 15 of this Direct Control District Bylaw.

Building Setbacks

- 15 (1) The minimum **building setback** from a **parcel** designated as a **low density residential district** is 8.5 metres.
- (2) In all other cases, the minimum **building setback** is 1.2 metres.

Relaxations

- 16 The **Development Authority** may relax the rules contained in Sections 7, 8, 12 and 13(2) of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.