

BYLAW NUMBER 199D2024

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2023-0379/CPC2024-0392)**

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 JULY 16, 2024

READ A SECOND TIME ON JULY 16, 2024

READ A THIRD TIME ON JULY 16, 2024



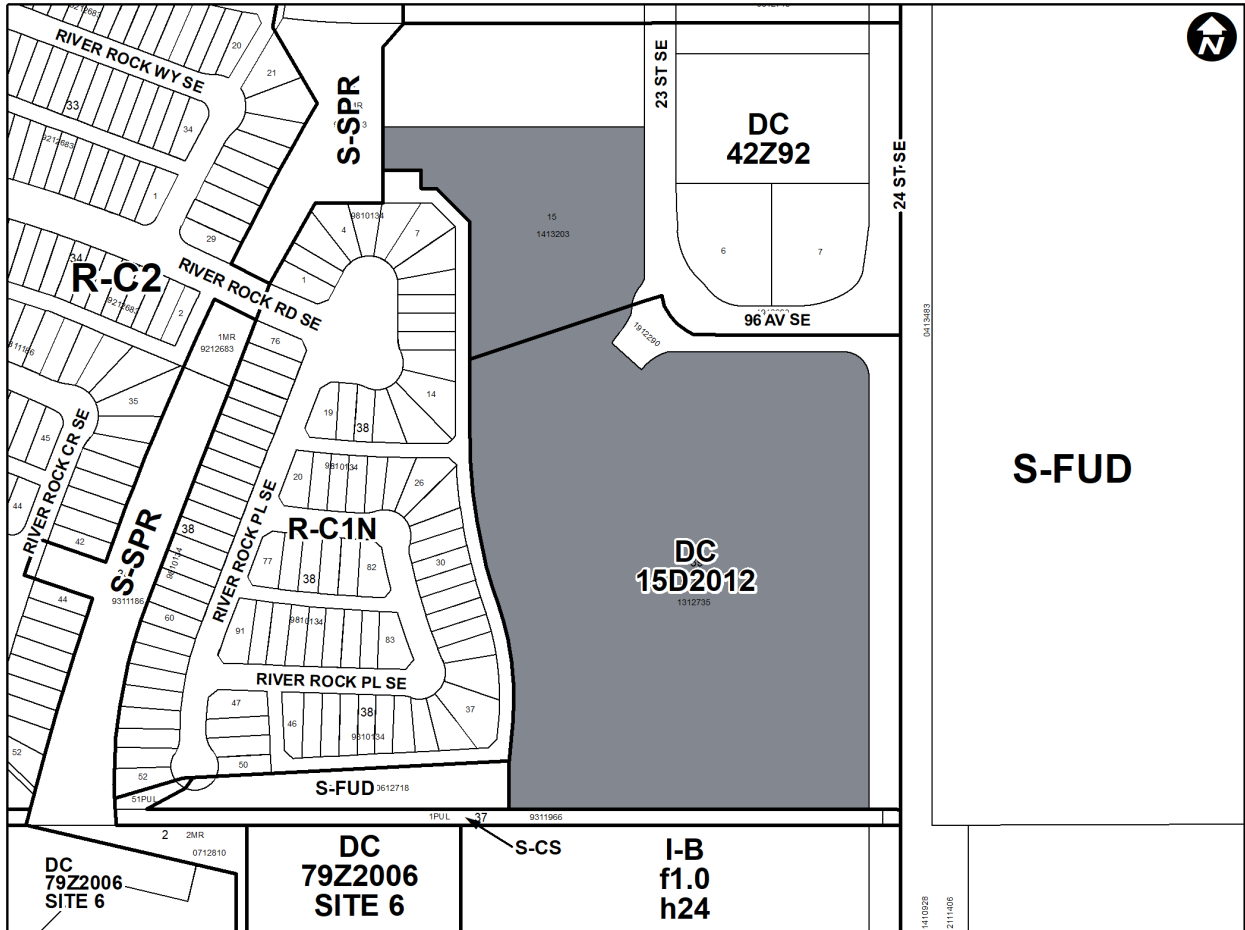
MAYOR
SIGNED ON JULY 16, 2024



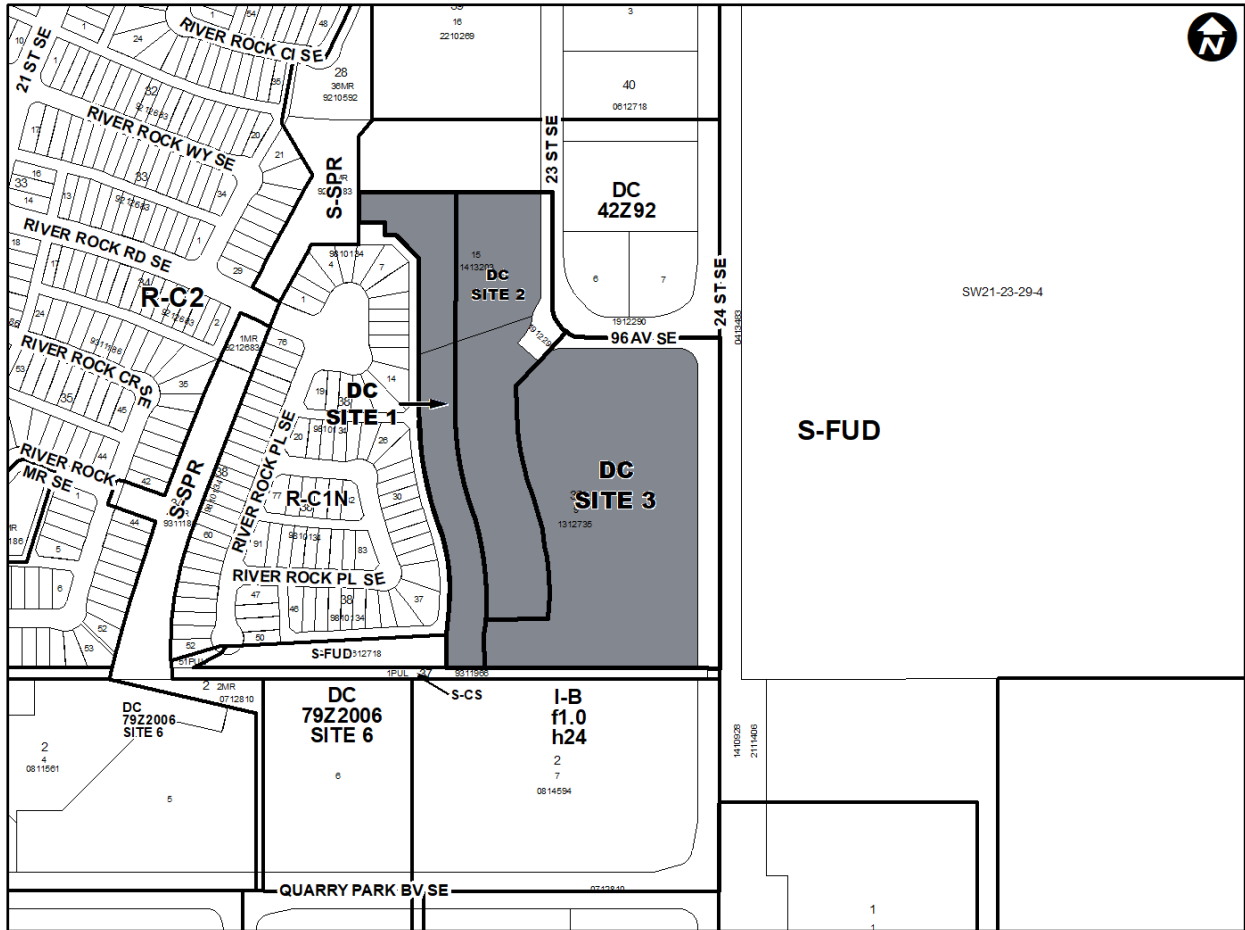
DEPUTY CITY CLERK
SIGNED ON JULY 16, 2024

AMENDMENT LOC2023-0379/CPC2024-0392
BYLAW NUMBER 199D2024

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to:
 - (a) provide for comprehensive multi-residential development in a variety of forms;
 - (b) allow for the shared use of the existing underground parking structure; and
 - (c) allow for the floor area ratio to be calculated cumulatively across all parcels subject to this Direct Control District.

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.

General Definitions

- 4 In this Direct Control District,

- (a) “**DC floor area ratio**” means the quotient of the total **gross floor area** of all **buildings** on all **parcels** included in this Direct Control District divided by the total area of all **parcels** included in this Direct Control District.

Permitted Uses

- 5 The **permitted uses** of the Multi-Residential – High Density Medium Rise (M-H2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 6 The **discretionary uses** of the Multi-Residential – High Density Medium Rise (M-H2) 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 – High Density Medium Rise (M-H2) District of Bylaw 1P2007 apply in the Direct Control District.

Maximum Floor Area Ratio

- 8 The maximum **DC floor area ratio** is 5.0

Density

- 9 There is no minimum **density**.

Building Setbacks

- 10 (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **property line** shared with a **street** is 6.0 metres.
- (2) The minimum **building setback** from a **property line** shared with a **street** for a **street-oriented multi-residential building** is zero metres.
- (3) The minimum **building setback** from a **property line** shared with a **lane** is 10.0 metres.
- (4) Unless otherwise referenced in subsection (5), the minimum **building setback** from a **property line** shared with another parcel is 6.0 metres when that **parcel** is designated as a:
- (a) **low density residential district**; or
- (b) H-GO, M-CG, M-C1, M-G, M-1 or M-X1 District.

- (5) Where a **parcel** shares a **property line** with another **parcel**, the minimum **building setback** is zero metres when the adjoining **parcel** is designated as a:
- (a) **commercial district**;
 - (b) **industrial district**;
 - (c) **special purpose district**; or
 - (d) M-C2, M-2, M-H1, M-H2, M-H3, M-X2, CC-MH or CC-MHX District.

Parking Requirements

- 11 (1) Section 116 of Bylaw 1P2007 does not apply in this Direct Control District Bylaw.
- (2) **Motor vehicle parking stalls, visitor parking stalls, bicycle parking stalls** and **loading stalls** required for a **use** may be located within parking infrastructure existing at the time of approval of this Direct Control District where an overall shared parking strategy is provided with each **development permit**.

SITE 1 (1.34 ha ±)

Application

- 12 The provisions in Section 13 apply only to Site 1.

Building Height

- 13 The maximum **building height** is 10.0 metres.

SITE 2 (2.0 ha ±)

Application

- 14 The provisions in Section 15 apply only to Site 2.

Building Height

- 15 The maximum **building height** is 18.0 metres.

SITE 3 (3.65 ha ±)

Application

- 16 The provisions in Sections 17 through 19 apply only to Site 3.

Building Height

- 17 The maximum **building height** is 42.0 metres.

Floor Plate Restrictions

- 18 Each floor of a **building** located partially or wholly above 30.0 metres above **grade** has a maximum **floor plate area** of 950.0 square metres.

Building Separation

- 19** The façade of a **building** located above 30.0 metres from **grade** must provide a minimum horizontal separation of 18.0 metres from the façade of any other **building**.

Relaxations

- 20** The **Development Authority** may relax the rules contained in Sections 7 and 10 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.