

BYLAW NUMBER 261D2024

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2024-0146/CPC2024-0922)**

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 OCTOBER 08, 2024

READ A SECOND TIME ON OCTOBER 08, 2024

READ A THIRD TIME ON OCTOBER 08, 2024



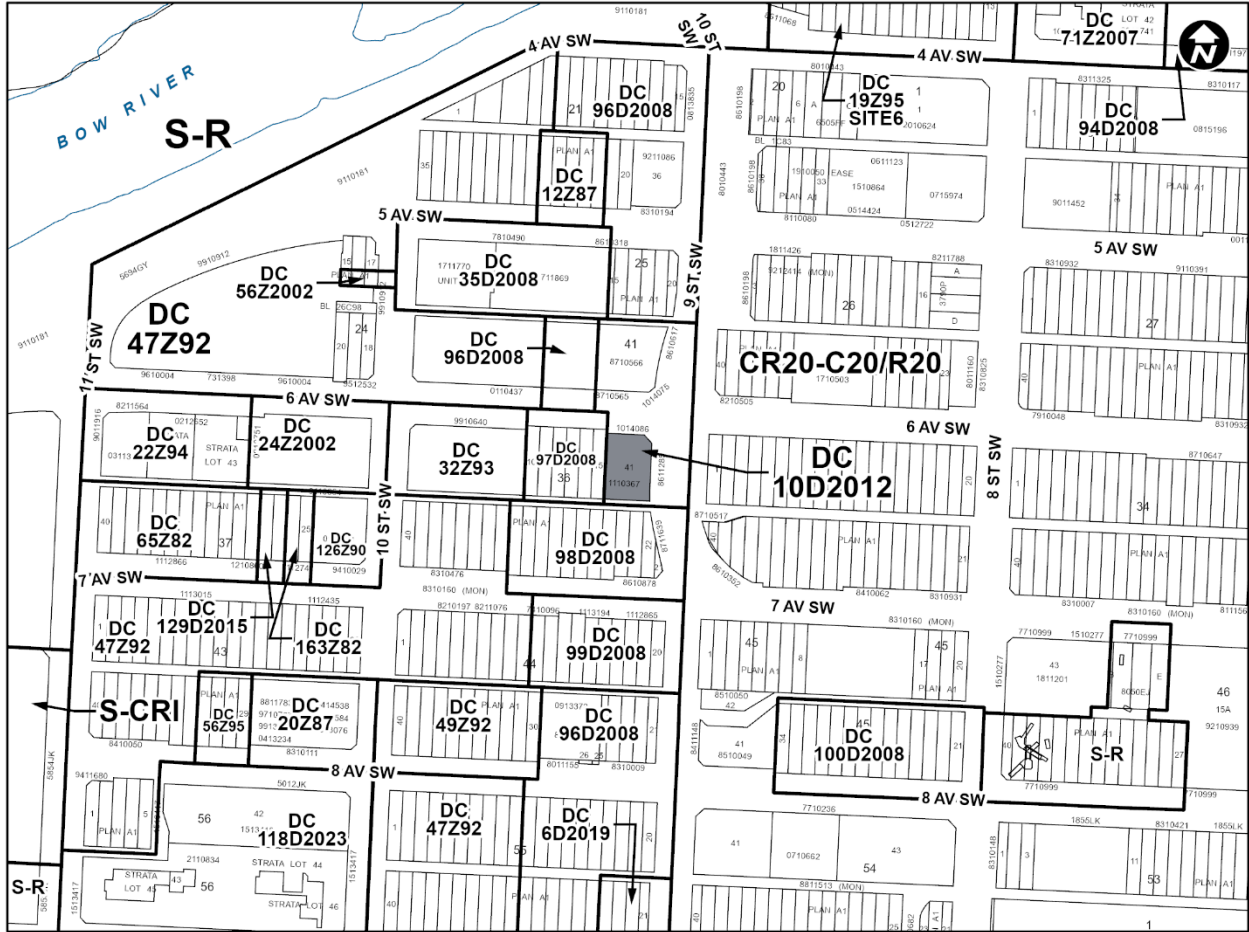
MAYOR
SIGNED ON OCTOBER 08, 2024



DEPUTY CITY CLERK
SIGNED ON OCTOBER 08, 2024

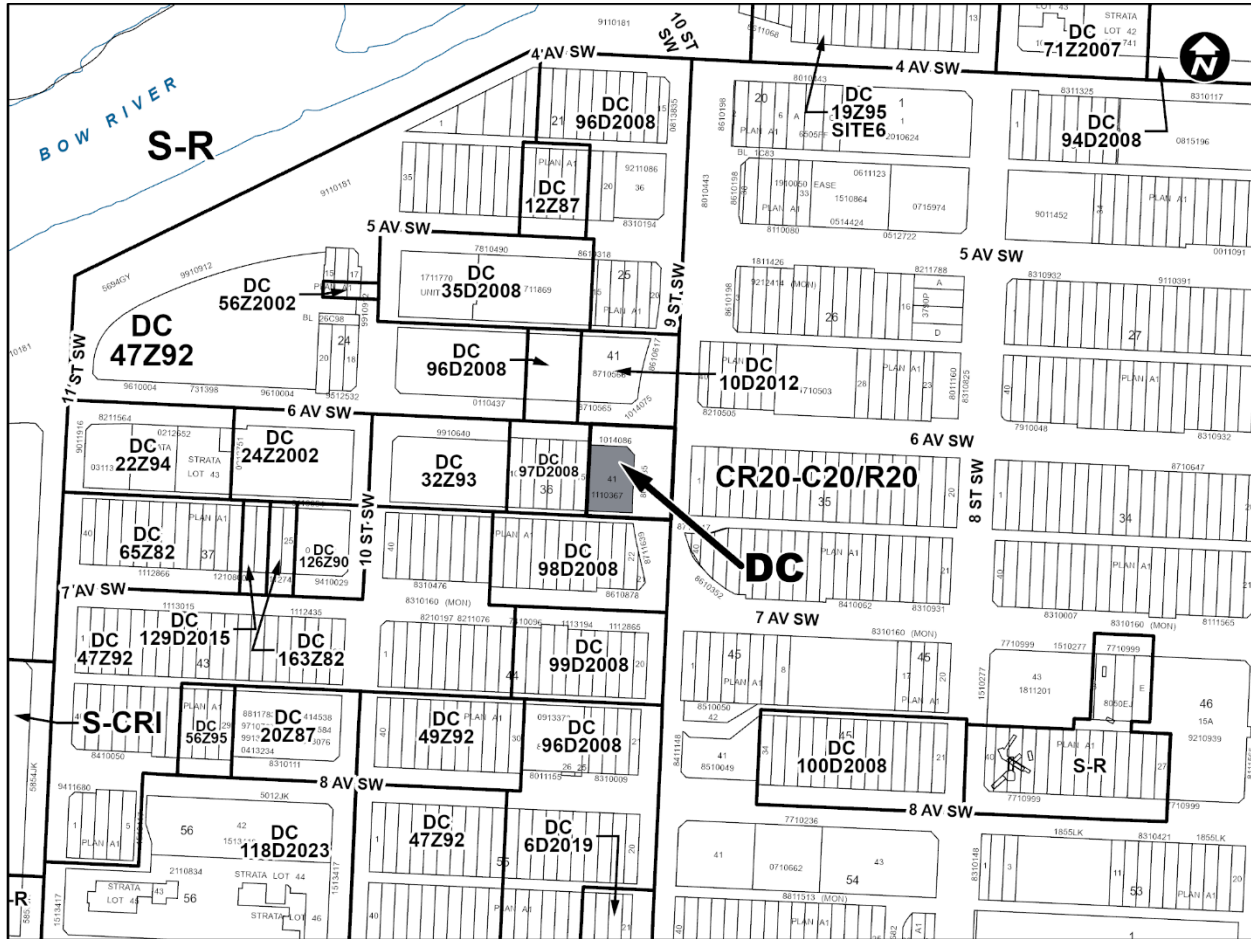
AMENDMENT LOC2024-0146/CPC2024-0922
BYLAW NUMBER 261D2024

SCHEDULE A



AMENDMENT LOC2024-0146/CPC2024-0922
BYLAW NUMBER 261D2024

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) allow for transit-supportive multi-residential development; and
- (b) establish rules for landscaping and motor vehicle parking requirement reductions.

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:

- (a) “**bicycle repair facility**” means a secure indoor space within the **development**, made available to all residents of that **development**, that provides basic equipment for the maintenance of bicycles.

Permitted Uses

- 5 (1) The **permitted uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.
- (2) A **Multi-Residential Development** is a **permitted use** when it complies with all of the rules in this Direct Control District.

Discretionary Uses

- 6 The **discretionary uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 7 Unless otherwise specified, the rules of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

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

Setback Area

- 9 The depth of all **setback areas** must be equal to the minimum **building setback** required in Section 10.

Building Setbacks

- 10 (1) The **building setback** from the **property line** shared with 9 Street SW is a minimum of 3.0 metres and a maximum of 6.0 metres.
- (2) In all other cases, the minimum **building setback** is zero metres.

Landscaping

- 11 A minimum of 25 per cent of the area of a **parcel** must be a **landscaped area**.

Specific Rules for Landscaped Areas

- 12 (1) Any part of the **parcel** used for motor vehicle access, **motor vehicle parking stalls**, **loading stalls** and garbage or recycling facilities must not be included in the calculation of a **landscaped area**.
- (2) The maximum **hard surfaced landscaped area** is 70.0 per cent of the required **landscaped area**.
- (3) Only landscaping provided at **grade** or between **grade** and 25 metres above **grade** may be counted towards the required **landscaped area**.

**AMENDMENT LOC2024-0146/CPC2024-0922
BYLAW NUMBER 261D2024**

- (4) At least 25 per cent of the required **landscaped area** must be provided at **grade**.

Fences

13 The height of a **fence** above **grade** at any point along a **fence** line must not exceed:

- (a) 2.5 metres to the highest point of a gateway provided that the gateway does not exceed more than 2.5 metres in length; and
- (b) 2.0 metres in all other cases.

Permitted Use Multi-Residential Development

14 To be a **permitted use**, a **Multi-Residential Development** must provide the following:

- (a) **City** standard finishes (broom finished, stamped or lightly sandblasted concrete with tooled or saw cut joints) for the public sidewalks along both the 6 Avenue SW and 9 Street SW **frontages**;
- (b) an art installation in the form of a mural on the north face of the **building**; and
- (c) a roof-top **common amenity space**, with a minimum area of 30.0 square metres.

Motor Vehicle Parking Stall Reduction

15 The **motor vehicle parking stall** requirement may be reduced to zero stalls per **Multi-Residential Development unit** for both residents and visitors where the following transportation demand management measures are provided:

- (a) provision of 1.0 **bicycle parking stalls – class 1** per **unit**; and
- (b) provision of a **bicycle repair facility**.

Relaxations

16 The **Development Authority** may relax the rules contained in Sections 7, 9 through 13, and 15 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.