

BYLAW NUMBER 115D2019

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2018-0245/CPC2019-0461)**

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 amending that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "A".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON MAY 27, 2019

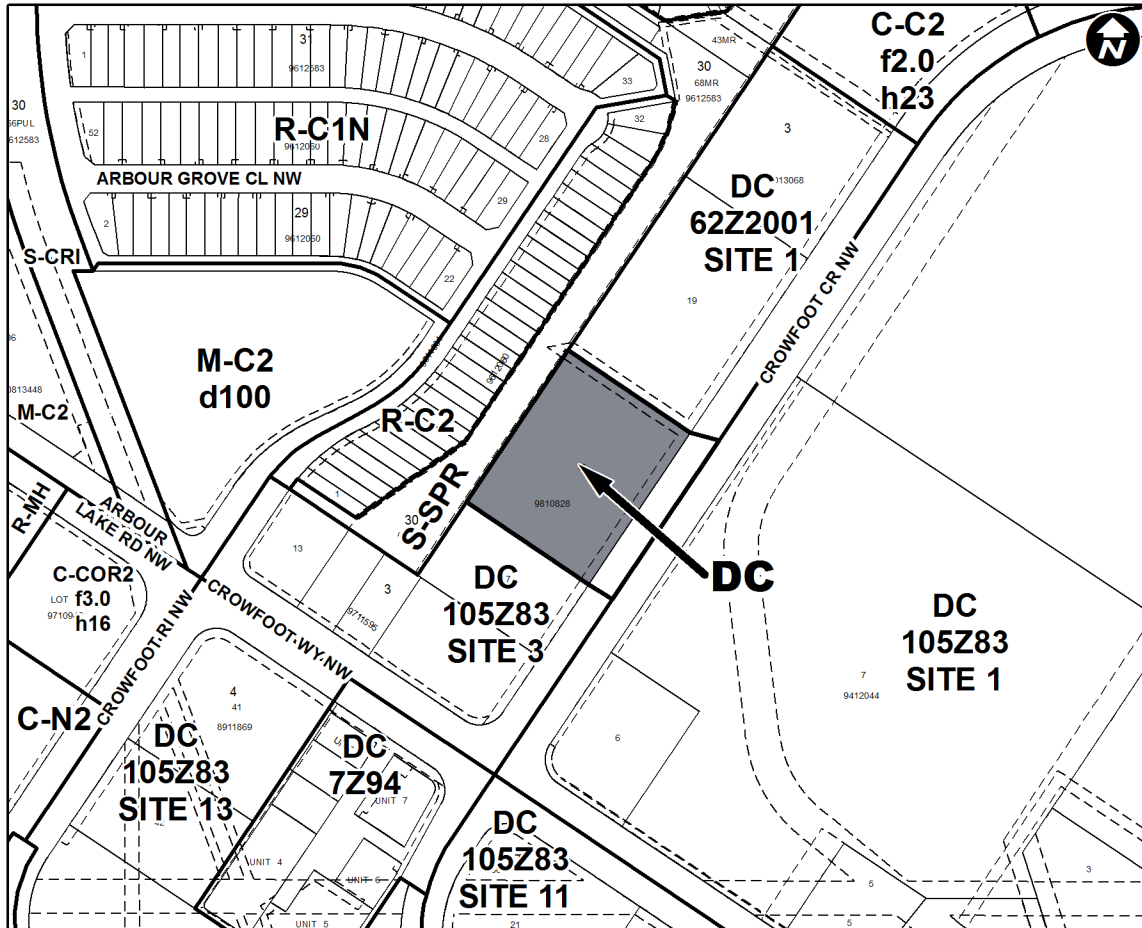
READ A SECOND TIME ON MAY 27, 2019

READ A THIRD TIME ON MAY 27, 2019

MAYOR
SIGNED ON MAY 27, 2019

ACTING CITY CLERK
SIGNED ON MAY 27, 2019

SCHEDULE A



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to:
 - (a) provide for mid-rise mixed-use **development**;
 - (b) provide for commercial **uses** that contribute to an active **street** located on the ground floor of **buildings** along the **street**; and
 - (c) create a built form where **building height** transitions from high to low from the **street** to the rear of a **parcel**.

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.

Permitted Uses

- 4 The **permitted uses** of the Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Mixed Use – Active Frontage (MU-2) 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 Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7 The maximum **floor area ratio** is 4.5.

Building Height

- 8 (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 46.0 metres.
- (2) The maximum **building height** within 6.0 metres of the **property line** shared with a **special purpose district** is 18.0 metres and increases proportionately to a maximum of 46.0 metres measured from **grade** at a distance of 25.0 metres from the **property line** shared with a **special purpose district**, as shown on Illustration 1.

Setback Area

- 9 (1) Where a **parcel** shares a **property line** with a **parcel** designated as a **special purpose district**, the **rear setback area** must have a minimum depth of 6.0 metres.
- (2) For the **storey** closest to **grade**, the maximum **building setback** from a **property line** shared with a **street** is 22.0 metres for the length of the **building** façade that faces the **street**.

Vehicle Access

- 10 (1) Unless otherwise referenced in subsection (2), **motor vehicle parking stalls** and **loading stalls** must not be located between a **building** and a **street**.
- (2) **Motor vehicle parking stalls** may be located between a **building** and a **street** where there is not more than one row of **motor vehicle parking stalls** provided.

Illustration 1: Building Height in subsection 8(2).

