

BYLAW NUMBER 154D2023

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2022-0196/CPC2023-0667)**

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 SEPTEMBER 19, 2023

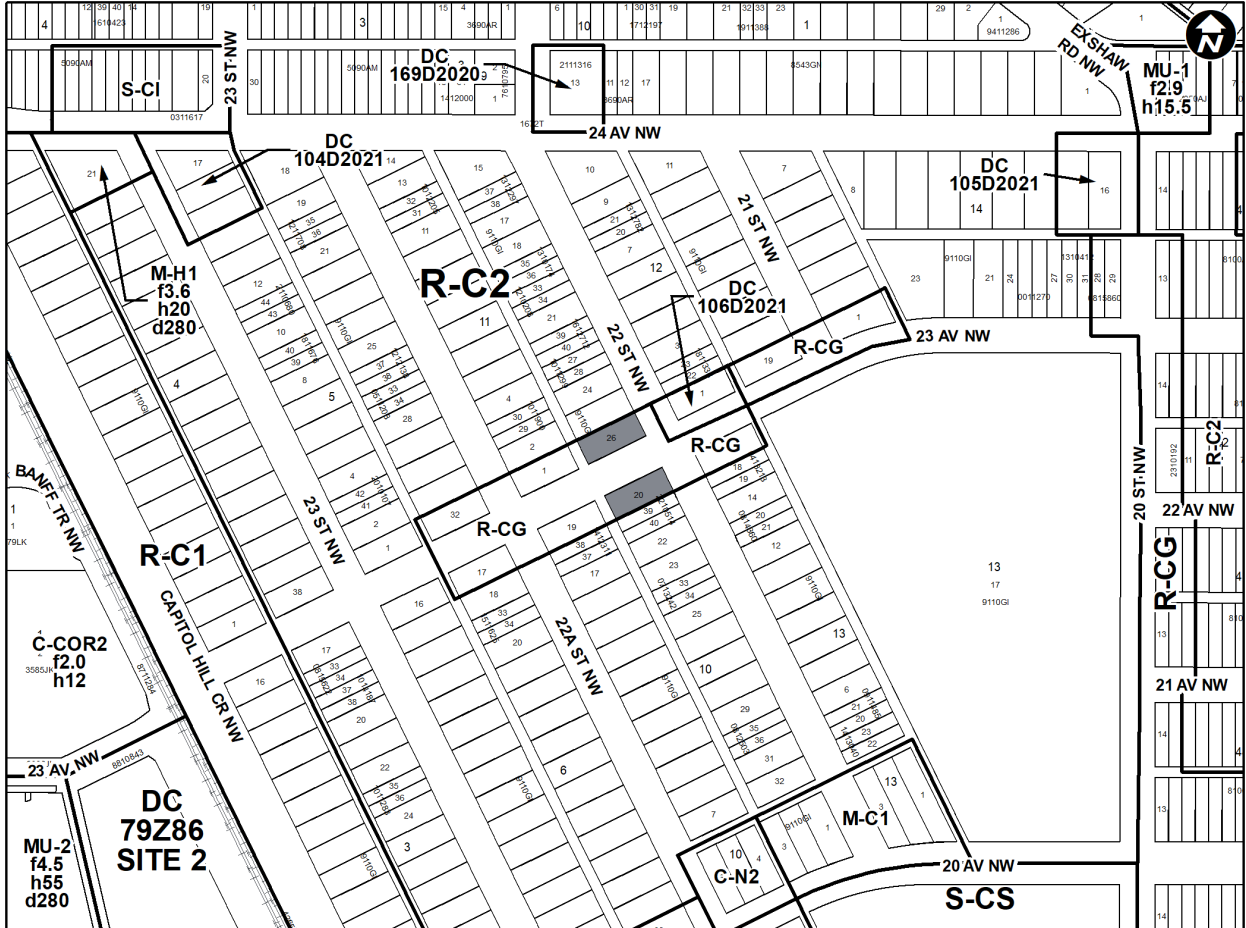
READ A SECOND TIME ON SEPTEMBER 19, 2023

READ A THIRD TIME ON SEPTEMBER 19, 2023

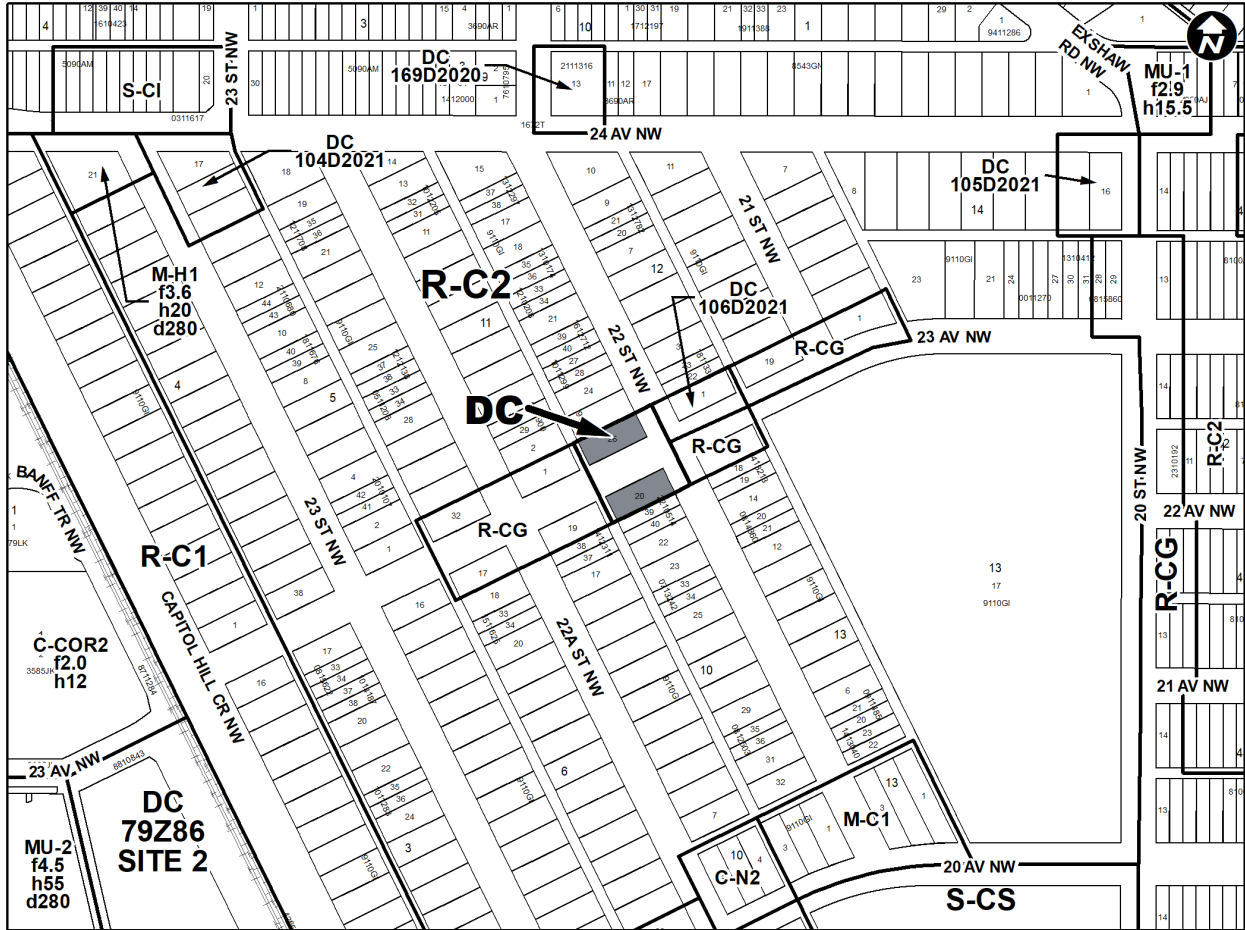
MAYOR
SIGNED ON SEPTEMBER 19, 2023

CITY CLERK
SIGNED ON SEPTEMBER 19, 2023

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to implement the transit-oriented development vision for this area by accommodating rowhouse development and establishing minimum density 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 Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District with the exclusion of:

- (a) **Contextual Semi-detached Dwelling.**

Discretionary Uses

5 The *discretionary uses* of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District with the exclusion of:

- (a) **Cottage Housing Cluster;**
- (b) **Duplex Dwelling;**
- (c) **Semi-detached Dwelling; and**
- (d) **Single Detached Dwelling.**

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 apply in this Direct Control District.

Density

7 (1) The minimum *density* is 55 *units* per hectare.

(2) The maximum *density* is 75 *units* per hectare.

Relaxations

8 The *Development Authority* may relax the rules contained in Section 6 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.