

BYLAW NUMBER 53D2023

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2022-0114/CPC2023-0069)**

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 APRIL 04, 2023

READ A SECOND TIME ON APRIL 04, 2023

READ A THIRD TIME ON APRIL 04, 2023



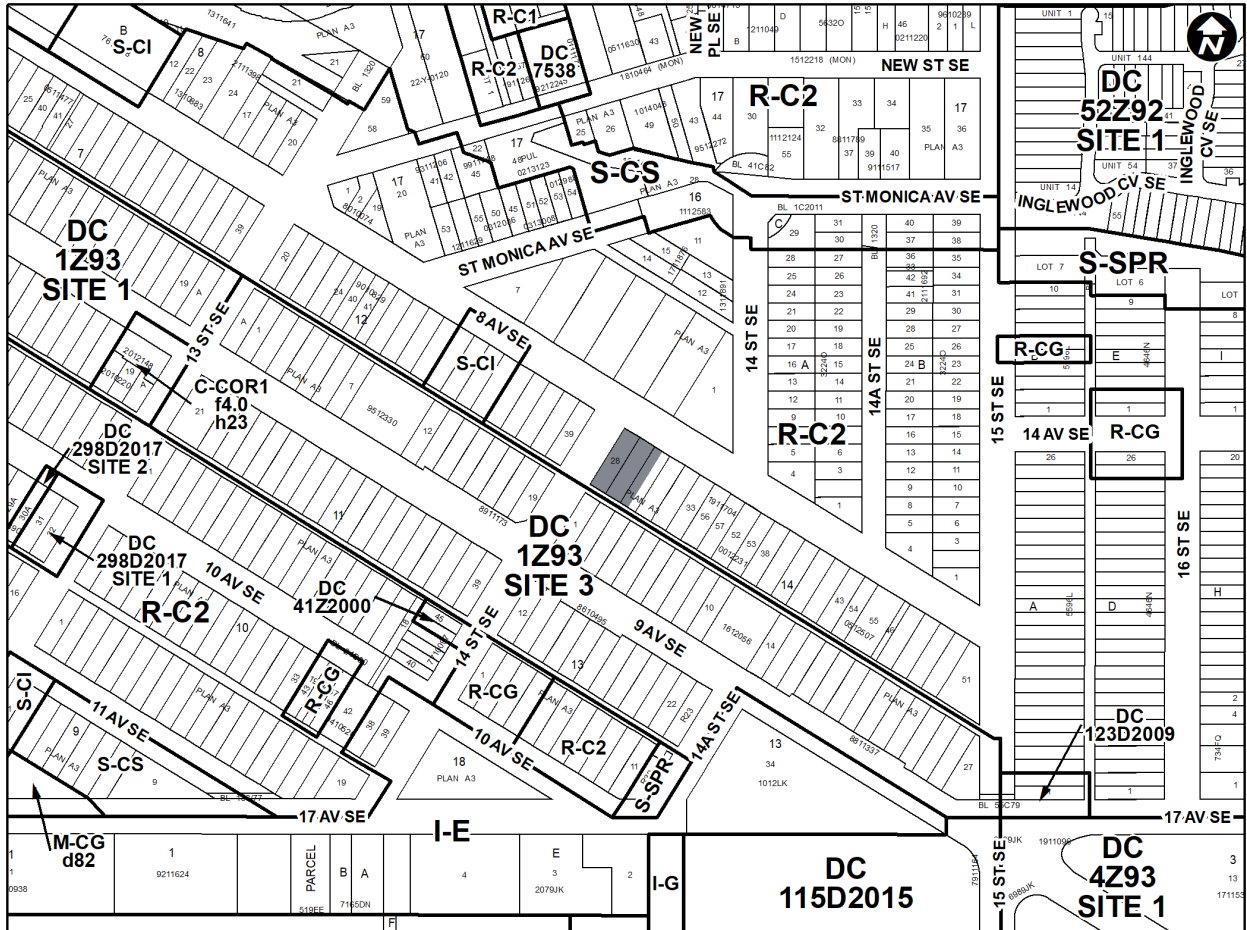
MAYOR
SIGNED ON APRIL 04, 2023



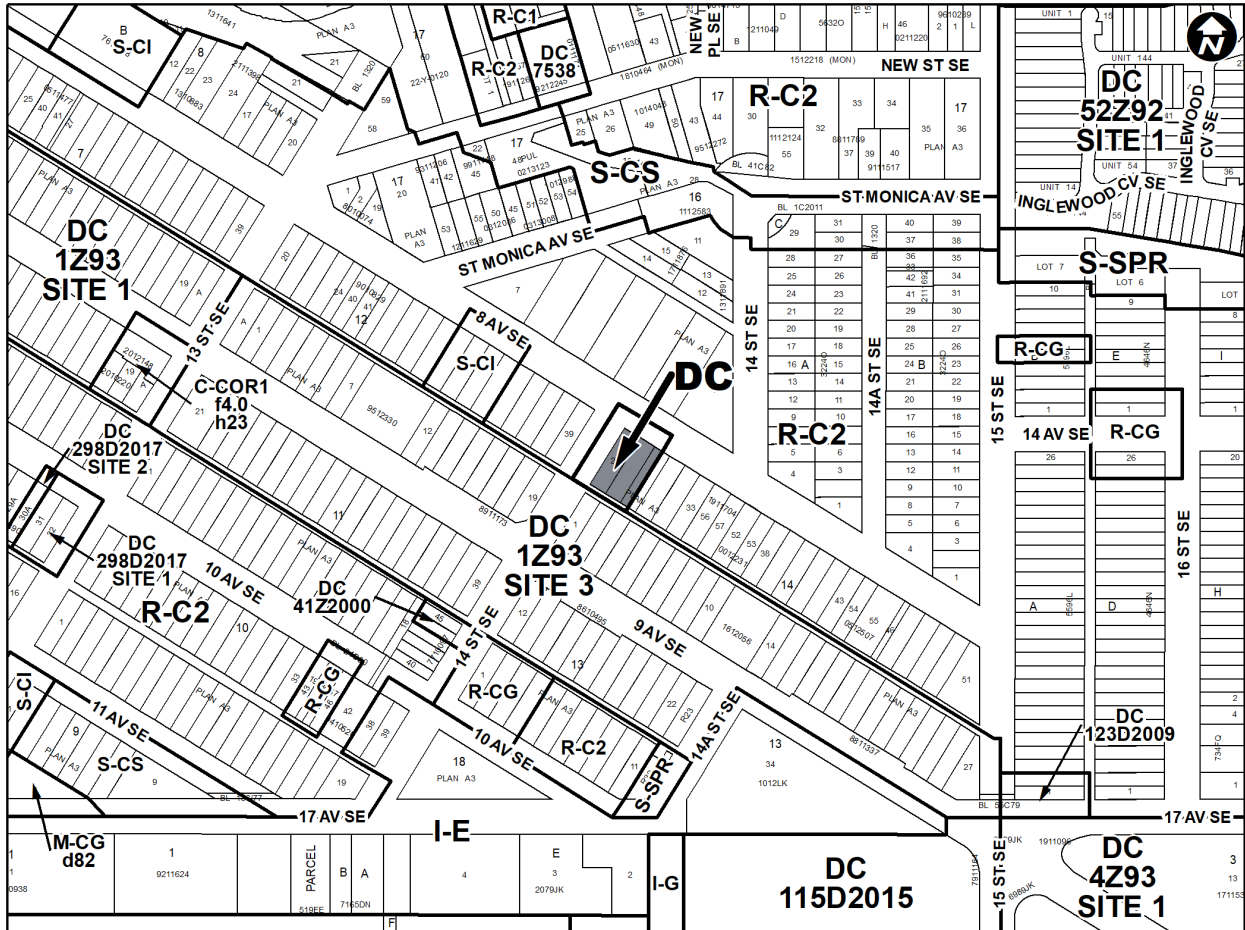
for _____
CITY CLERK
SIGNED ON APRIL 04, 2023

AMENDMENT LOC2022-0114/CPC2023-0069
BYLAW NUMBER 53D2023

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) allow for the conservation of the Stewart Livery Stable building, which is listed on Heritage Calgary’s Inventory of Evaluated Historic Resources;
- (b) allow for an addition to the Stewart Livery Stable building in a manner that is compatible with heritage conservation;
- (c) accommodate low-density residential development in a variety of forms and unit configurations that may have basement secondary suites;
- (d) provide for a sensitive transition with adjacent low density residential development, and
- (e) allow for the additional use of live work unit.

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 Bylaw:

- (a) **'heritage building'** means the historic two and a half storey **building** known as the Stewart Livery Stable located at 806 – 14 Street SE on the date of passage of this Direct Control District.

Permitted Uses

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

Discretionary Uses

- 6 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 addition of:

- (a) **Live Work Unit.**

Bylaw 1P2007 District Rules

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

Density

- 8 The maximum **density** is 85 **units** per hectare.

Parcel Coverage

- 9 The maximum **building coverage** is 65.0 per cent of the area of the **parcel**.

Building Setback Areas

- 10 The minimum depth of all **setback areas** must be equal to the minimum **building setback** required by Sections 11 to 13 of this Direct Control District.

Building Setback from Front Property Line

- 11 (1) The minimum **building setback** from a **property line** shared with 8 Avenue SE is 3.0 metres for the easternmost 11.0 metres of the parcel.
- (2) The minimum **building setback** from a **property line** shared with 8 Avenue SE is 0.6 metres for the westernmost 14.0 metres of the parcel.

Building Setback from Side Property Line

- 12 (1) The minimum **building setback** from a **property line** shared with another parcel is:
- (a) 1.2 metres for any new **building**; and
 - (b) 0.6 metres for any addition to the **heritage building**.
- (2) The minimum **building setback** from a **property line** shared with 14 Street SE is:
- (a) 0.0 metres for the **heritage building**; and
 - (b) 0.5 metres for any new **building**.

Building Setback from Rear Property Line

- 13 The minimum **building setback** from a rear **property line** is 0.6 metres for the **heritage building** and 1.0 metres for any new **building**.

Relaxations

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