

PROPOSED

CPC2019-0759
ATTACHMENT 2

BYLAW NUMBER 165D2019

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2019-0006/CPC2019-0759)**

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 _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

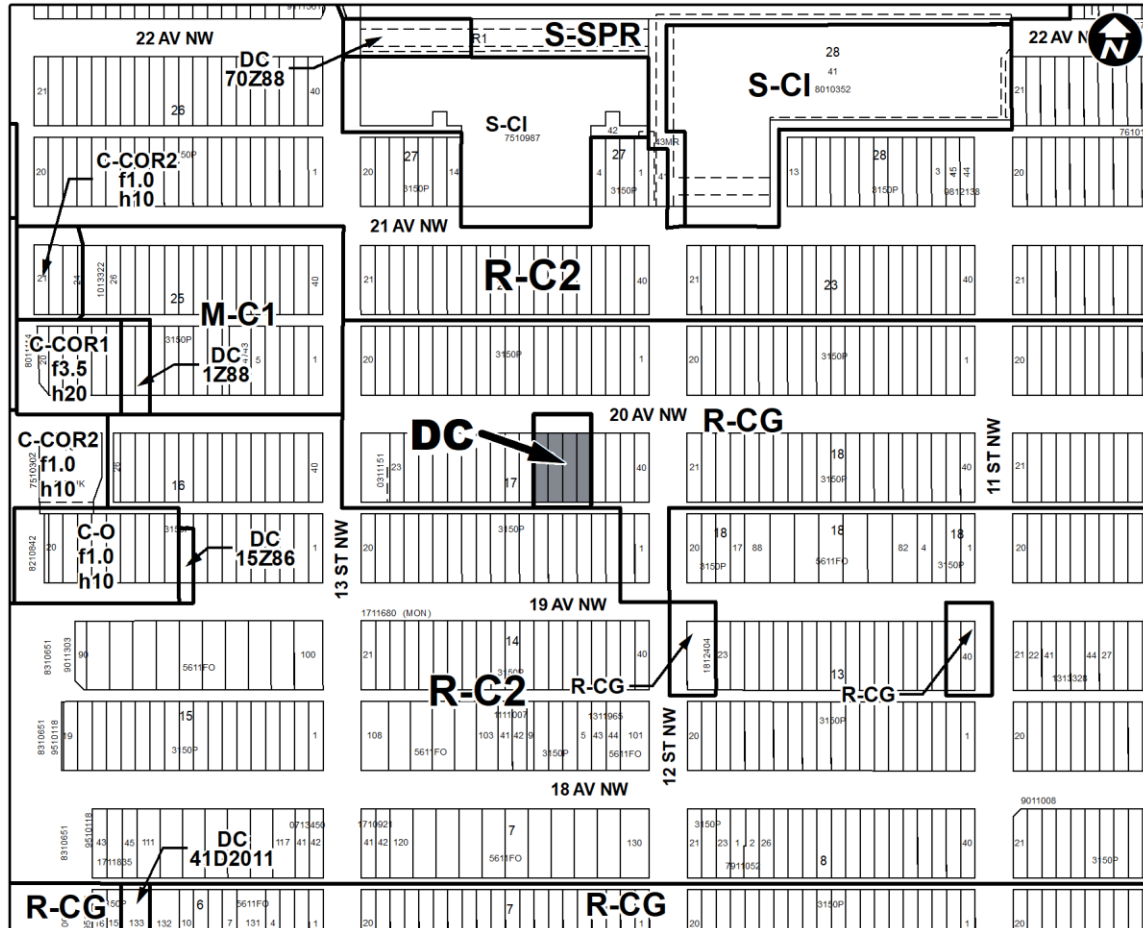
CITY CLERK

SIGNED ON _____

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SCHEDULE A



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) provide low density residential development in a variety of forms by enabling multiple configurations of dwelling units adjacent to low density residential development.

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.

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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;**
- (b) **Rowhouse Building;** and
- (c) **Secondary Suite.**

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:

- (a) with the addition of:
 - (i) **Dwelling Unit;** and
 - (ii) **Secondary Suite;** and
- (b) with the exclusion of:
 - (i) **Backyard Suite;**
 - (ii) **Cottage Housing Cluster;**
 - (iii) **Duplex Dwelling;**
 - (iv) **Rowhouse Building;**
 - (v) **Semi-detached Dwelling;** and
 - (vi) **Single Detached Dwelling.**

Bylaw 1P2007 Bylaw 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 Bylaw.

Grade Orientation of Units

- 7 (1) All **units** must provide individual, separate, direct access to **grade**.
- (2) No **Dwelling Unit** may be located wholly or partially above another **Dwelling Unit**.

Street Orientation of Units

- 8 (1) 50.0 per cent or more of the **units** in a **development** must have an exterior wall that directly faces a public **street**.
- (2) The minimum width of the façade of a **unit** that directly faces a **street** is 5.0 metres.
- (3) Each **unit** with an exterior wall that directly faces a public **street** must have:

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- (a) an entrance within 4.5 metres of a **property line** shared with a **street**, and
- (b) a sidewalk providing direct access from the **street** to the **unit**.

Parcel Coverage

- 9 (1) Unless otherwise referenced in subsection (2), the maximum **parcel coverage** for all the **parcels** subject to a single **development permit** is 60.0 per cent.
- (2) The maximum **parcel coverage** referenced in subsection (1), must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not located in a **private garage**.

Building Depth and Building Separation

- 10 (1) Unless otherwise referenced in subsection (2), the maximum **building depth** is 60.0 per cent of the **parcel depth** for a **main residential building**.
- (2) There is no maximum **building depth** for a **main residential building** wholly contained between the rear **property line** and of 50.0 per cent **parcel depth** where:
- (a) there is more than one **main residential building** on the **parcel**; and
 - (b) the minimum separation distance between the **main residential buildings** contained on the front portion of the **parcel** and the **main residential buildings** contained on the rear portion of the **parcel** is 6.0 metres.

Building Setback Areas

- 11 The minimum depth of all **setback areas** must be equal to the minimum **building setback required** in Sections 12, 13 and 14.

Building Setback from Front Property Line

- 12 The minimum **building setback** from a **front property line** is 3.0 metres.

Building Setback from Side Property Line

- 13 (1) Unless otherwise referenced in subsections (2), (3), and (4), the minimum **building setback** from any **side property line** is 1.2 metres.
- (2) There is no requirement for a **building setback** from a **property line** upon which a party wall is located.
- (3) The minimum **building setback** from a **side property line** for a **private garage** attached to a **main residential building** is 0.6 metres.

Building Setback from Rear Property Line

- 14 The minimum **building setback** from a **rear property line** is 1.5 metres.

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Building Height

- 15 (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 11.0 metres measured from **grade**.
- (2) The maximum **building height** on a **parcel** that shares a **property line** with the **lane** or another **parcel** not subject to this Direct Control District Bylaw is:
- (a) 8.0 metres measured from **grade** at the shared **property line** or **lane**;
and
 - (b) increases at a 45 degree angle to a maximum of 11.0 metres measured from **grade**.

Outdoor Private Amenity Space

- 16 (1) The required minimum **amenity space** is 20.0 square metres per **unit**.
- (2) The required **amenity space** may be provided as a **private amenity space** or a **common amenity space** or a combination of both.
- (3) **Amenity space** provided as a **private amenity space** must:
- (a) be provided outdoors;
 - (b) have direct access from the associated **unit**;
 - (c) have a minimum area of 7.5 square metres; and
 - (d) have a minimum dimension of 2.0 metres.
- (4) **Amenity space** provided as a **common amenity space** must:
- (a) be provided outdoors;
 - (b) have direct access from the associated **units**; and
 - (c) have a minimum dimension of 6.0 metres.

Landscaping

- 17 (1) Trees required by this section:
- (a) may be provided through the planting of new trees or the preservation of existing trees;
 - (b) must be provided on a **parcel** within 12 months of issuance of a **development completion permit**;
 - (c) must be maintained on the **parcel** for a minimum of 24 months after issuance of a **development completion permit**;

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- (d) must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association; and
 - (e) are not required to be shown on a plan that is part of an application for **development permit**.
- (2) A minimum of 2.0 trees must be provided for each **unit**.
- (3) The requirement for the provision of 1.0 tree is met where an existing tree is retained or a new tree is planted where:
- (a) a deciduous tree has a minimum calliper of 50 millimetres; or
 - (b) a coniferous tree has a minimum height of 2.0 metres.
- (4) The requirement for the provision of 2.0 trees is met where an existing tree is retained or a new tree planted where:
- (a) one deciduous tree has a minimum calliper of 85 millimetres; or
 - (b) one coniferous tree is provided that has a minimum height of 4.0 metres.

Balconies

- 18 (1) Unless otherwise referenced in subsection (2), a **balcony** must not project more than 2.0 metres from the **building** façade to which it is attached.
- (2) Where a **balcony** is located on the roof of the first or second **storey** of **building** containing a **Dwelling Unit**, the **balcony** may have a maximum **floor area** that equals 30.0 per cent of the horizontal cross section of the **storey** below.

Rules for Secondary Suites

- 19 **Secondary Suites** must wholly be located in a **basement**.

Motor Vehicle Parking Stalls

- 20 (1) The minimum number of **motor vehicle parking stalls** is 1.0 stall per **Dwelling Unit**.
- (2) For all other **uses**, the required **motor vehicle parking stall** is the minimum requirement referenced in Part 4 of Bylaw 1P2007.

Relaxations

- 21 The **Development Authority** may relax the rules contained in Sections 15 and 17 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.