Administration Supportable Proposed DC Direct Control District

Purpose
1 This Direct Control District Bylaw is intended to:

   (a) allow for transit oriented development in proximity to an LRT station;

   (b) allow for a broad range of residential development including low-rise grade-oriented multi-residential development that responds to the interface with 8 Street SE and Maggie Street SE and the unique character of the block and neighbourhood;

   (c) provide incentive for the retention of “character homes” through increased options for multi-residential and grade-oriented residential development where “character homes” are being “retained”; and

   (d) implement a density bonus provision to balance the increased intensity with contribution to heritage preservation and enhancement in the community of Ramsay.

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) “character home” means a Duplex Dwelling, Semi-detached Dwelling, or Single Detached Dwelling existing on the date of passage of this Direct Control District Bylaw that:

      (i) is listed on the City’s Inventory of Evaluated Historic Resources;

      (ii) is designated as a Municipal Historic Resource pursuant to the Historical Resources Act by a bylaw approved by Council; or

      (iii) is included in the area shown in Schedule B; and

      (iv) meets the criteria for a “character home” as set out in Schedule C;

   (b) “retained” means maintaining, conserving, or restoring the “character home” with an emphasis on the street facing façade elements of a “character home”, and may include any one or more of the following:

      (i) conversion into multiple Dwelling Units;
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(ii) raising of the floor closest to grade to allow for more usable basement space;

(iii) additions and extensions to the “character home”;

(iv) replacement of original materials with in-kind substitutes; and

(v) relocation of the “character home” on the parcel included in the development.

Defined Uses
5 In this Direct Control District;

(a) “Character Home Retention Development” means a use:

(i) that consists of one or more buildings, each containing one or more units; and

(ii) where all “character homes” on the parcel included in the development are “retained”.

Permitted Uses
6 The permitted uses of the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 are the permitted uses in this Direct Control District, with the addition of:

(a) Contextual Single Detached Dwelling.

Discretionary Uses
7 The discretionary uses of the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 are the discretionary uses in this Direct Control District, with the addition of:

(a) Character Home Retention Development.

Bylaw 1P2007 District Rules
8 (1) Unless otherwise specified, the rules of the Multi-Residential – Contextual Low Profile (M-C1) District of Bylaw 1P2007 apply in this Direct Control District.

(2) For Contextual Single Detached Dwellings the rules of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 apply in this Direct Control District.
Density

9

(1) Unless otherwise referenced in subsection (2) or (3) the maximum density is 111 units per hectare.

(2) The maximum density for a Character Home Retention Development is 155 units per hectare.

(3) The maximum density referenced in subsection (1) may be increased to 155 units per hectare where one or more of the following is provided:

(a) additional density is transferred from another site provided that:

(i) the historic resource on the donor site has been designated as a municipal historic resource under the Historical Resources Act;

(ii) the historic resource (donor site) is located within the community of Ramsay; and

(iii) prior to the release of the development completion permit for the receiving site, the historic resource (donor site) is designated to a Direct Control District to enable the transfer of density and clarify any applicable land use restrictions and any remaining allowable density; and

(b) A contribution to the City of Calgary’s Heritage Incentive Reserve Fund at the time of the Development Completion Permit application, such that:

\[
\text{Cash Contribution Rate} = \frac{\text{Average land value per square metre} \times 50.0 \text{ per cent} \times \text{Proposed amount of increased floor area in square metres above the floor area ratio of 1.11}}{\text{Cash Contribution Rate}}
\]

For the purposes of this subsection: “Cash Contribution Rate” will be based on average land value per additional density. “Average land value” means the average land value per square metre in the community of Ramsay at the time of Development Permit application as approved by Council and reviewed annually. Expert analysis submitted by an applicant acceptable to the Development Authority may be used to determine average land value if Council has not approved a value.

(4) For the purpose of this subsection to calculate floor area ratio for density measured in units per hectare, one unit is considered to be equal to 100 square metres.

At Grade Orientation of Units

10 All units located on the floor closest to grade in a Multi-Residential Development or Character Home Retention Development must have:

(a) an individual, separate, direct access to grade;
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(b) an entrance that is visible from the street that the unit faces; and

(c) on parcels that share a property line with Maggie Street SE;

(i) a minimum of one unit with an entrance visible from Maggie Street SE; and

(ii) a minimum of one amenity space facing Maggie Street SE.

Building Height and Cross Section

11 (1) Unless otherwise referenced in subsection (3), the maximum building height is 12.0 metres.

(2) Unless otherwise referenced in subsection (3), the maximum area of a horizontal cross section through a building at 11.0 metres above average grade must not be greater than 65.0 per cent of the maximum area of a horizontal cross section through the building between average grade and 9.0 metres.

(3) For a Character Home Retention Development or a development that uses any of the density bonus provisions contained in Section 10 of this Direct Control District Bylaw:

(a) the maximum building height is 14.0 metres; and

(b) the maximum area of a horizontal cross section through a building at 12.0 metres above average grade must not be greater than 65.0 per cent of the maximum area of a horizontal cross section through the building between average grade and 10.0 metres.

Landscaping

12 (1) Unless otherwise referenced in subsection (2) all of the required landscaped area must be provided at grade.

(2) The Development Authority may consider landscaped area to be provided above grade where:

(a) the landscaped area provides a screen to adjacent development;

(b) the minimum number of trees and shrubs are provided in accordance with section 552 of Bylaw 1P2007; and

(c) where the landscaped area is not located in a setback area adjacent to 8 Street SE.

Setback Areas

13 The depth of all setback areas must be equal to the minimum building setbacks required in section 14.
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Building Setbacks

14 (1) The minimum building setback from a property line shared with a street for a Multi-Residential Development is 1.5 metres.

(2) Unless otherwise referenced in subsection (3), for a Multi-Residential Development or a Character Home Retention Development the minimum building setback from a property line shared with another parcel is 1.2 metres.

(3) For a Multi-Residential Development or a Character Home Retention Development the minimum building setback from a property line shared with another parcel may be reduced to zero metres where the adjacent parcel is subject to this Direct Control District or is designated as a commercial district.

(4) In all other cases the building setbacks of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 are the building setbacks in this Direct Control District.

Required Motor Vehicle Parking Stalls

15 (1) Units less than 45.0 square metres do not require motor vehicle parking stalls.

(2) For Multi-Residential Development or Character Home Retention Development the number of motor vehicle parking stalls is as required in Part 6 of Bylaw 1P2007.

(3) In all other cases the number of motor vehicle parking stalls is as required in Bylaw 1P2007.

Relaxations

16 The Development Authority may relax the rules of this Direct Control District Bylaw in accordance with sections 31 and 36 of Bylaw 1P2007 in order for a “character home” to be “retained” and restored.
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**SCHEDULE B**

1105 – 8 Street SE  
1107 – 8 Street SE  
1113 – 8 Street SE  
1115 – 8 Street SE  
1129 – 8 Street SE  
1135 – 8 Street SE  
1137 – 8 Street SE  
1141 – 8 Street SE  
1145 – 8 Street SE  
1147 – 8 Street SE
SCHEDULE C

The following criteria are required for a “character home”:

(a) A “character home” will:

(i) have been constructed prior to 1945;

(ii) maintain both:

(A) the original form, scale, massing and roof profile of the building and may include additions and extensions if they are compatible with the original form, scale, massing and roof profile of the building; and

(B) at least 50.0 per cent of the original window pattern and openings on the portions of the front and side façades visible from a street excluding porch glazing; and

(iii) have one of the following on the portions of the front façade visible from a street:

(A) original cladding; or

(B) a majority of original exterior finishes, comprising two or more of the following items:

(i) at least 50.0 per cent of window sashes;

(ii) soffits; exposed rafters, or beams;

(iii) front door or doorway assembly; and/or

(iv) if present, a front porch with majority of original finishes including piers, columns, balustrades, entablature mouldings, and may include enclosure of the porch with glazing where the majority of other original finishes remains in place.