

Administration Supportable Proposed 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**;

- (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:

(Average land value per square metre x 50.0 per cent) x Proposed amount of increased floor area in square metres above the **floor area ratio** of 1.11 = 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 a 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**;
 - (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.

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

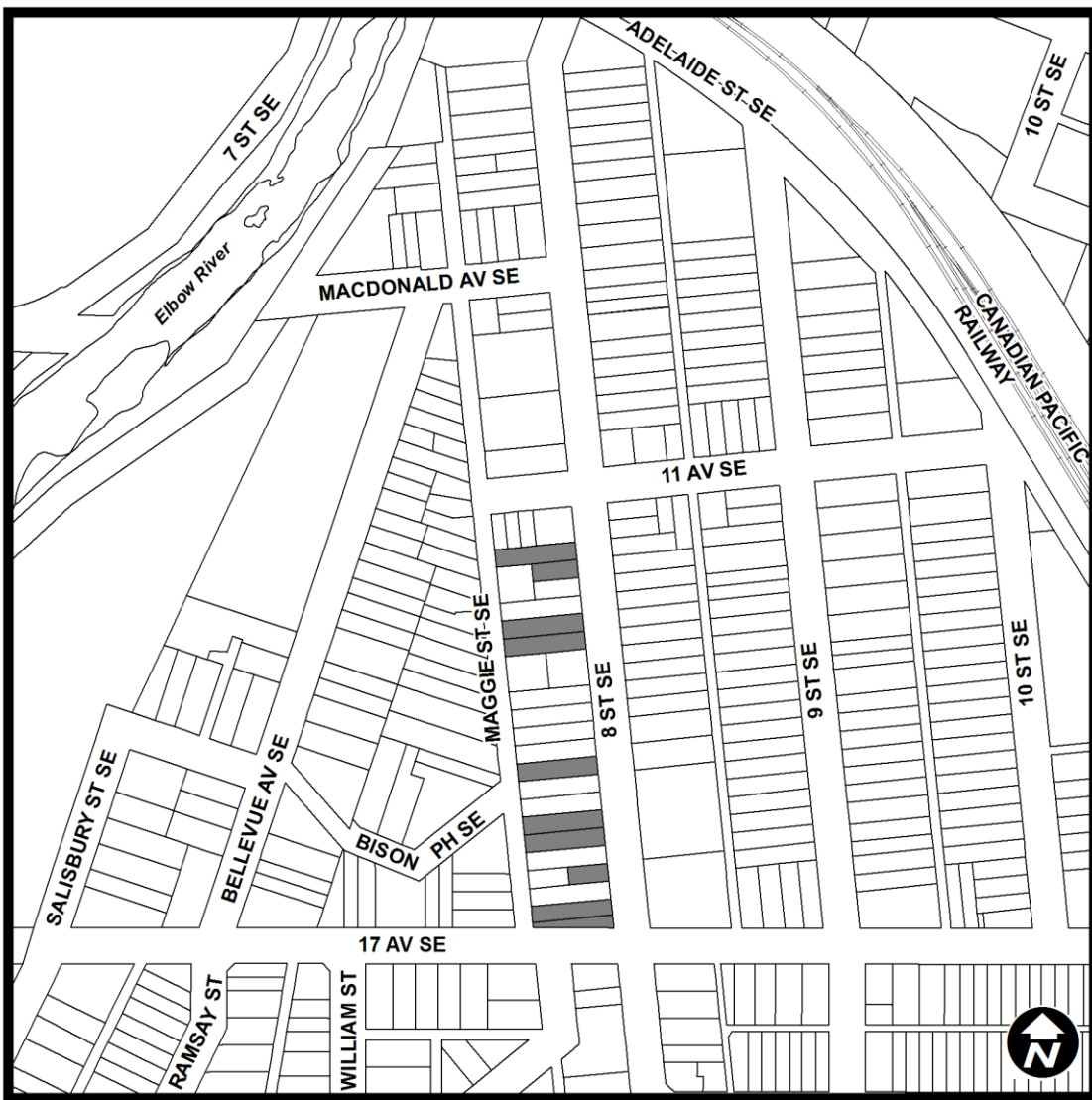
- 15 (1) **Units** less than 45.0 square metres do not require **motor vehicle parking stalls**.
- (2) For **Multi-Residential Development** or **Character Home Retention Development** the number of **motor vehicle parking stalls** is as required in Part 6 of Bylaw 1P2007.
- (3) In all other cases the 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.

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 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.