

BYLAW NUMBER 215D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2016-0260)

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;

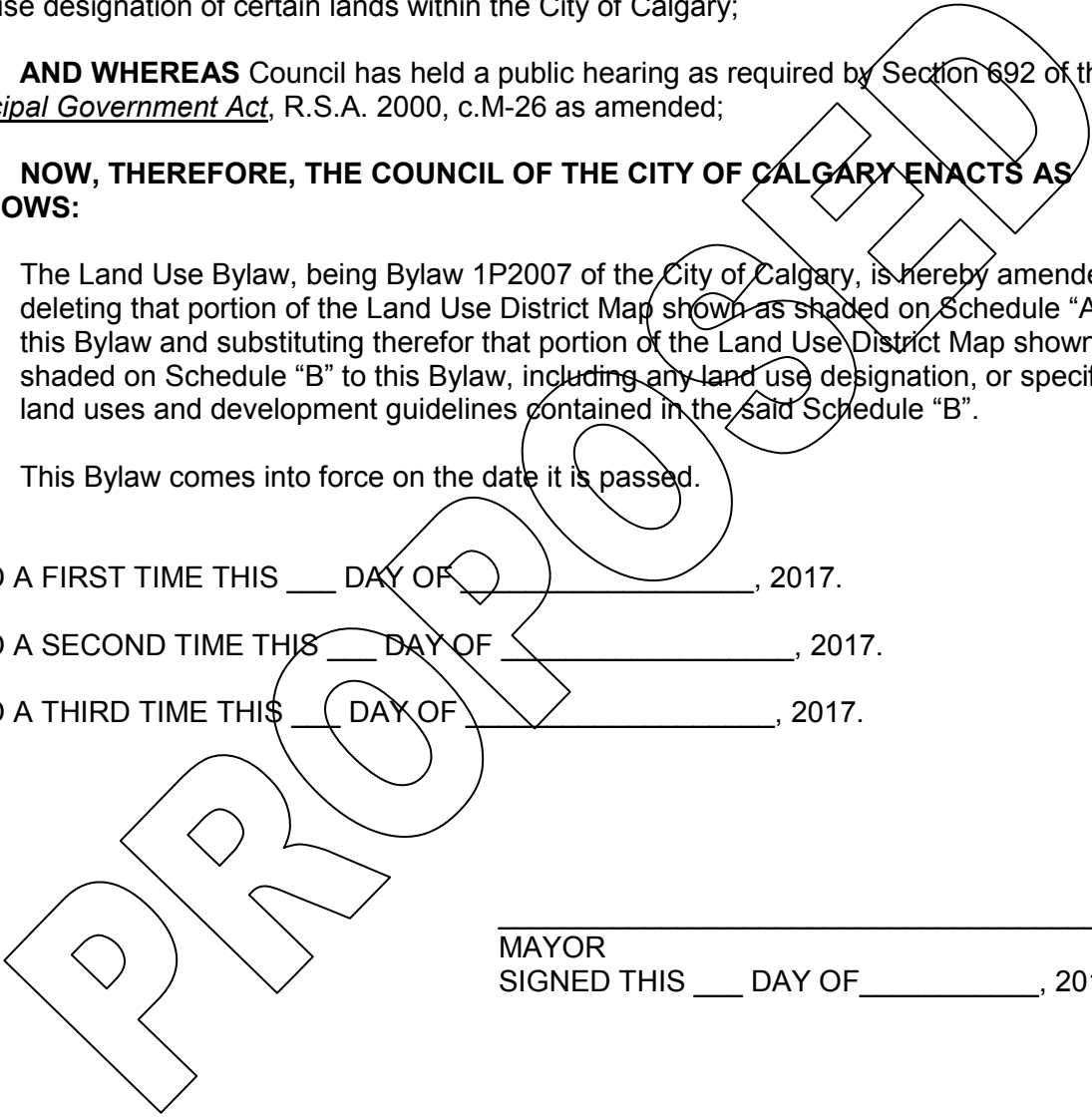
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 substituting therefor 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 THIS ___ DAY OF _____, 2017.

READ A SECOND TIME THIS ___ DAY OF _____, 2017.

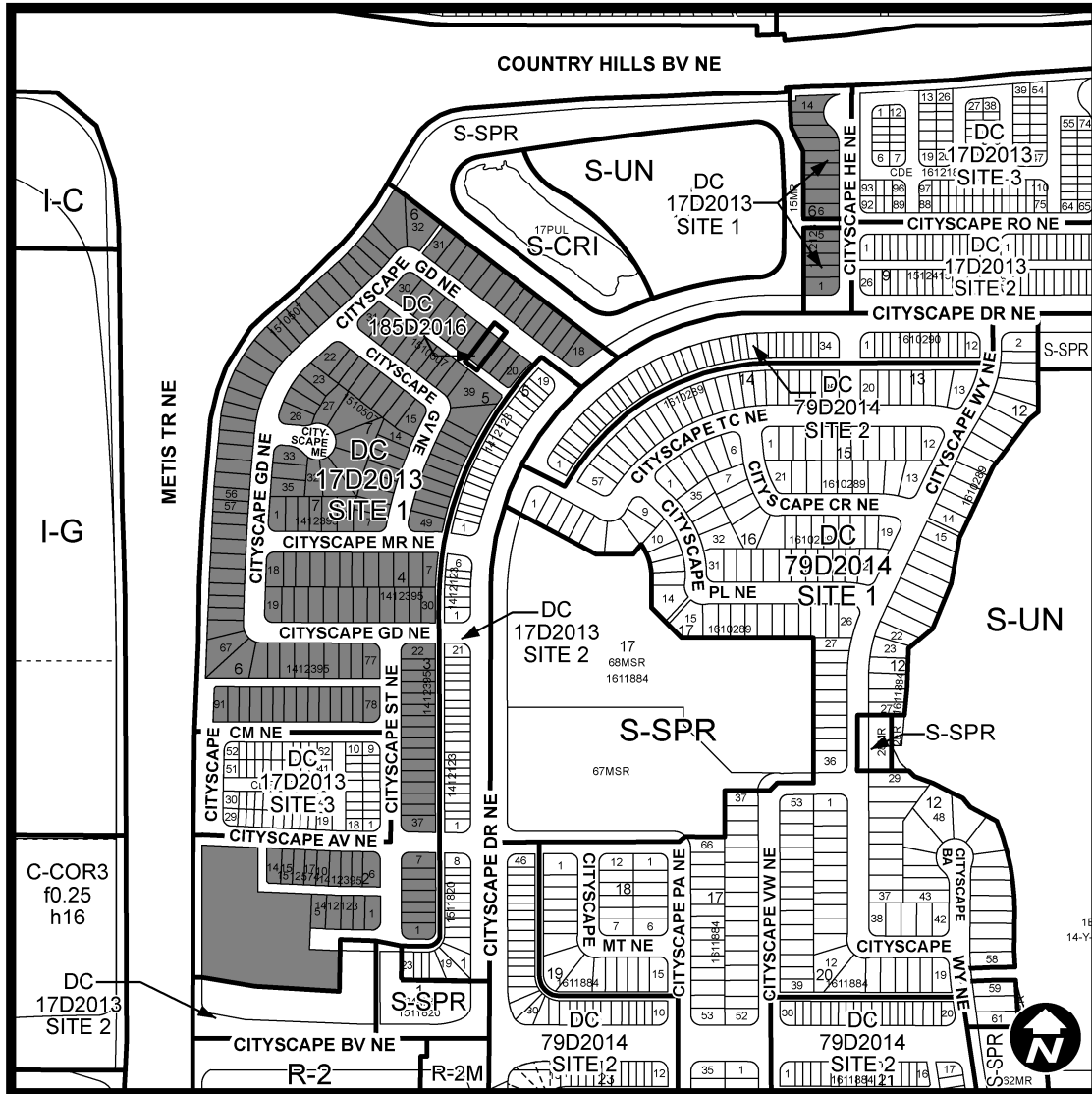
READ A THIRD TIME THIS ___ DAY OF _____, 2017.



MAYOR
SIGNED THIS ___ DAY OF _____, 2017.

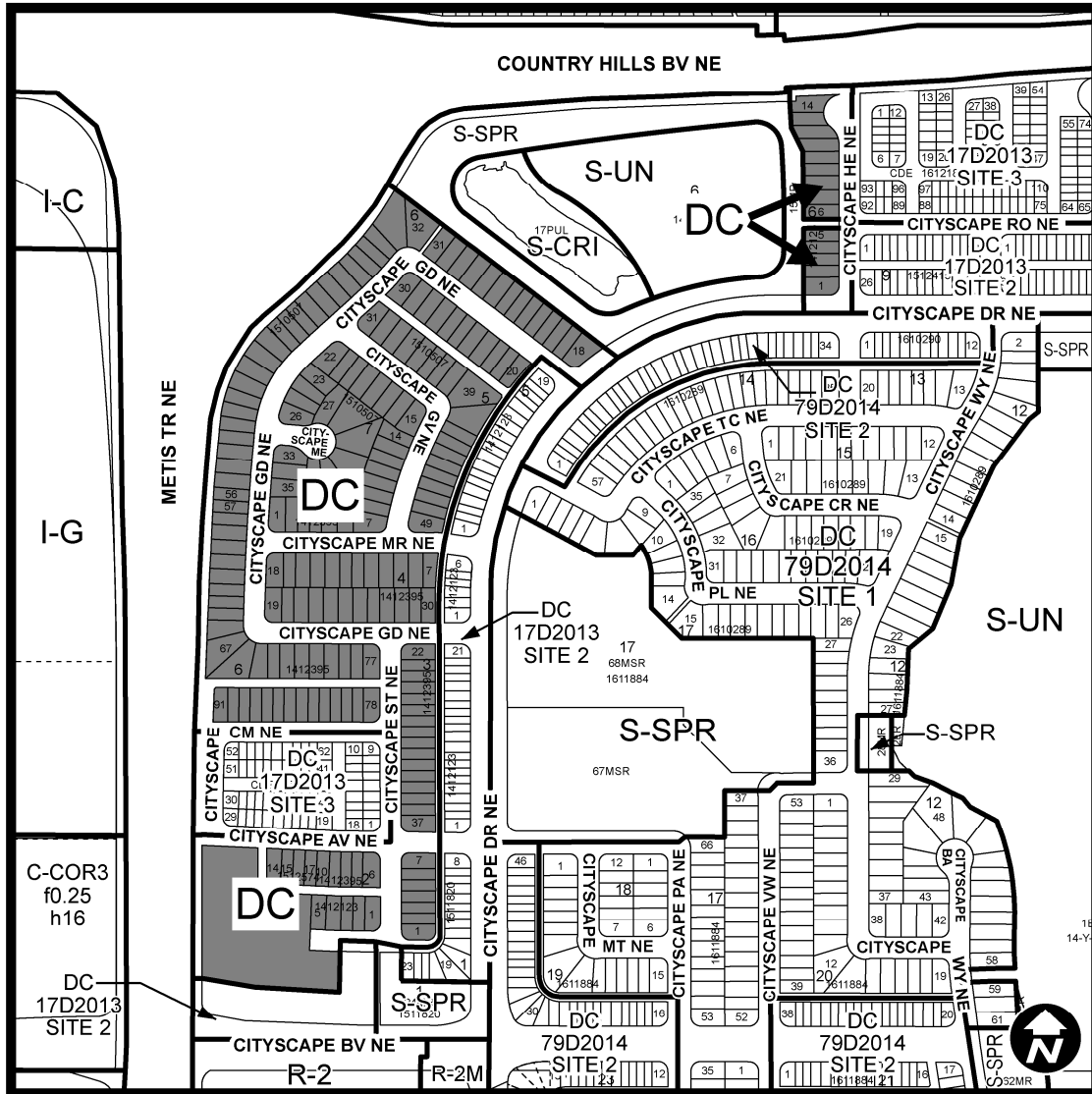
CITY CLERK
SIGNED THIS ___ DAY OF _____, 2017.

SCHEDULE A



PROPOSED

SCHEDULE B



DC DIRECT CONTROL DISTRICT

PROPOSED

Purpose

- 1 This Direct Control District is intended to accommodate residential **development** in the form of **Single Detached Dwellings**, with the option of **Secondary Suites** and **Backyard Suites** on smaller-scale **parcels** in the **Developing Area**.

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.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, 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-One Dwelling (R-1s) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Residential-One Dwelling (R-1s) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Residential-One Dwelling (R-1s) District of Bylaw 1P2007 apply in this Direct Control District.

Parcel Width

- 7 (1) The minimum **parcel width** is:
- (a) 9.0 metres for a **laneless parcel**;
 - (b) 8.0 metres for a **laned parcel**; and
 - (c) 8.5 metres for a **parcel** containing a **Secondary Suite** or a **Backyard Suite**.
- (2) The maximum **parcel width** is 16.0 metres.

Parcel Depth

- 8 (1) Unless otherwise referenced in subsection (2), the minimum **parcel depth** is:
- (a) 26.0 metres for a **laneless parcel**; and
 - (b) 18.5 metres for a **laned parcel**.
- (2) The minimum **parcel depth** for a **parcel** containing a **Secondary Suite** or a **Backyard Suite** is 22.0 metres.

Parcel Area

- 9 The minimum **parcel area** is:

- (a) 208.0 square metres for a *laneless parcel*;
- (b) 148.0 square metres for a *laned parcel*; and
- (c) 233.0 square metres for a *parcel* containing a **Secondary Suite** or a **Backyard Suite**.

Parcel Coverage

- 10 (1) The maximum *parcel coverage* is:
- (a) 55.0 percent of the area of a *laneless parcel*; and
 - (b) 70.0 percent of the area of a *laned parcel*.
- (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 Setback from Front Property Line

- 11 (1) The minimum *building setback* from a *front property line* for a *porch* or *balcony* is 1.5 metres.
- (2) In all other cases, the minimum *building setback* from a *front property line* is:
- (a) 2.0 metres for a *laned parcel*; and
 - (b) 3.0 metres for a *laneless parcel*.

Building Setback from Rear Property Line

- 12 The minimum *building setback* from a *rear property line* is:
- (a) 0.6 metres for a *laned parcel*; and
 - (b) 7.5 metres for a *laneless parcel*.

Building Setback from Side Property Line

- 13 (1) For a *corner parcel*, the minimum *building setback* from a *side property line* shared with a *street* is 1.2 metres, with the exception of subsection (2), provided there is no portion of a *building* located within 3.0 metres of:
- (a) the back of a *public sidewalk*; or
 - (b) the curb where there is no *public sidewalk*.
- (2) Eaves may project a maximum of 0.6 metres into any *side setback area*.
- (3) For *parcels* of less than 12.2 metres in width, the *building setback* required in subsection (1) may be reduced to 0.6 metres where:
- (a) the owner of the *parcel* proposed for *development* and the owner

of the adjacent **parcel** register, against both titles, a 1.8 metre exclusive private access easement; and

- (b) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.
- (4) In all other cases, the minimum **building setback** from any **side property line** is 1.2 metres.

Building Height

14 The maximum **building height** is 13.0 metres.

PROPOSED