

PROPOSED

CPC2020-1119
ATTACHMENT 2

BYLAW NUMBER 168D2020

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2020-0052/CPC2020-1119)**

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 therefore 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 _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

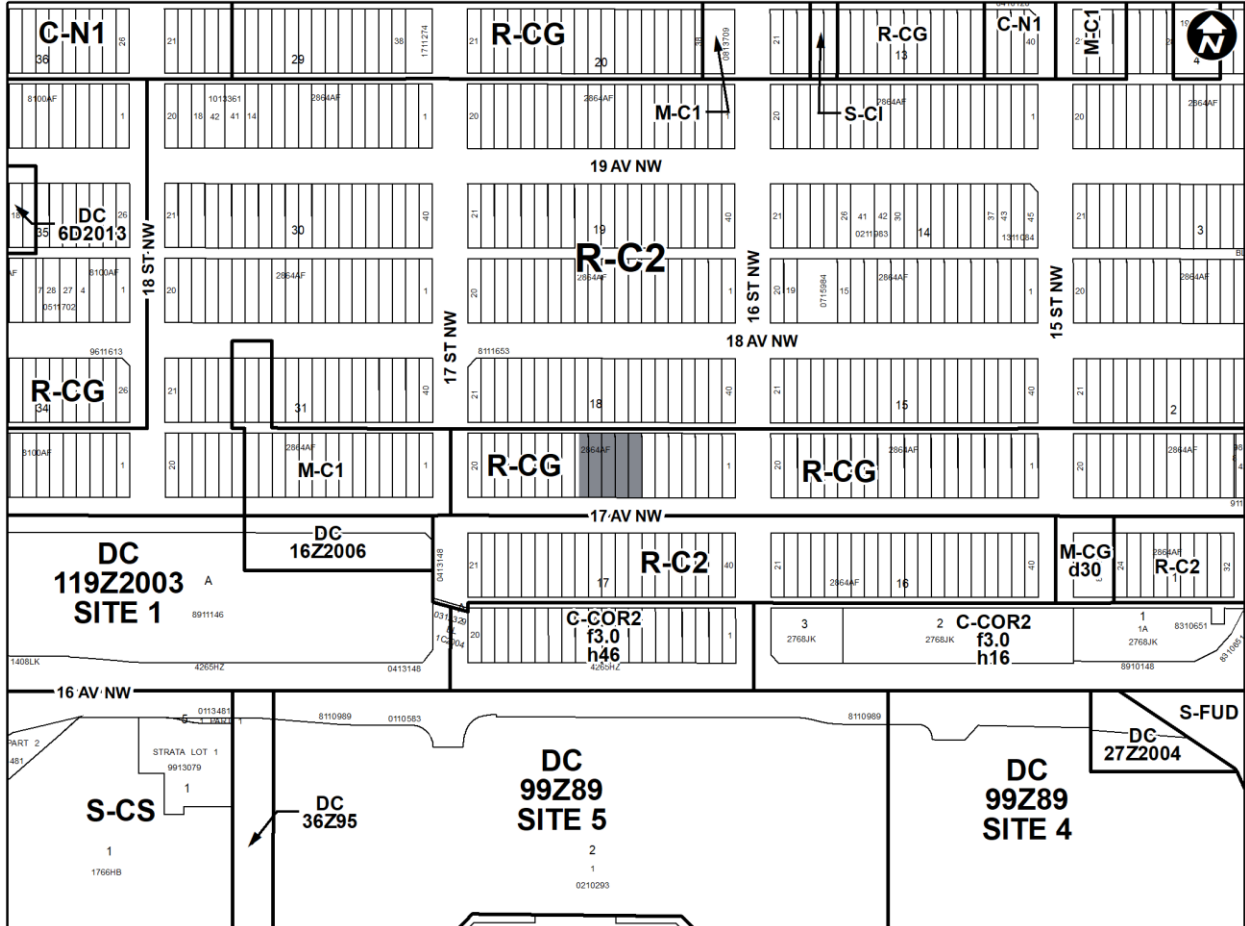
CITY CLERK

SIGNED ON _____

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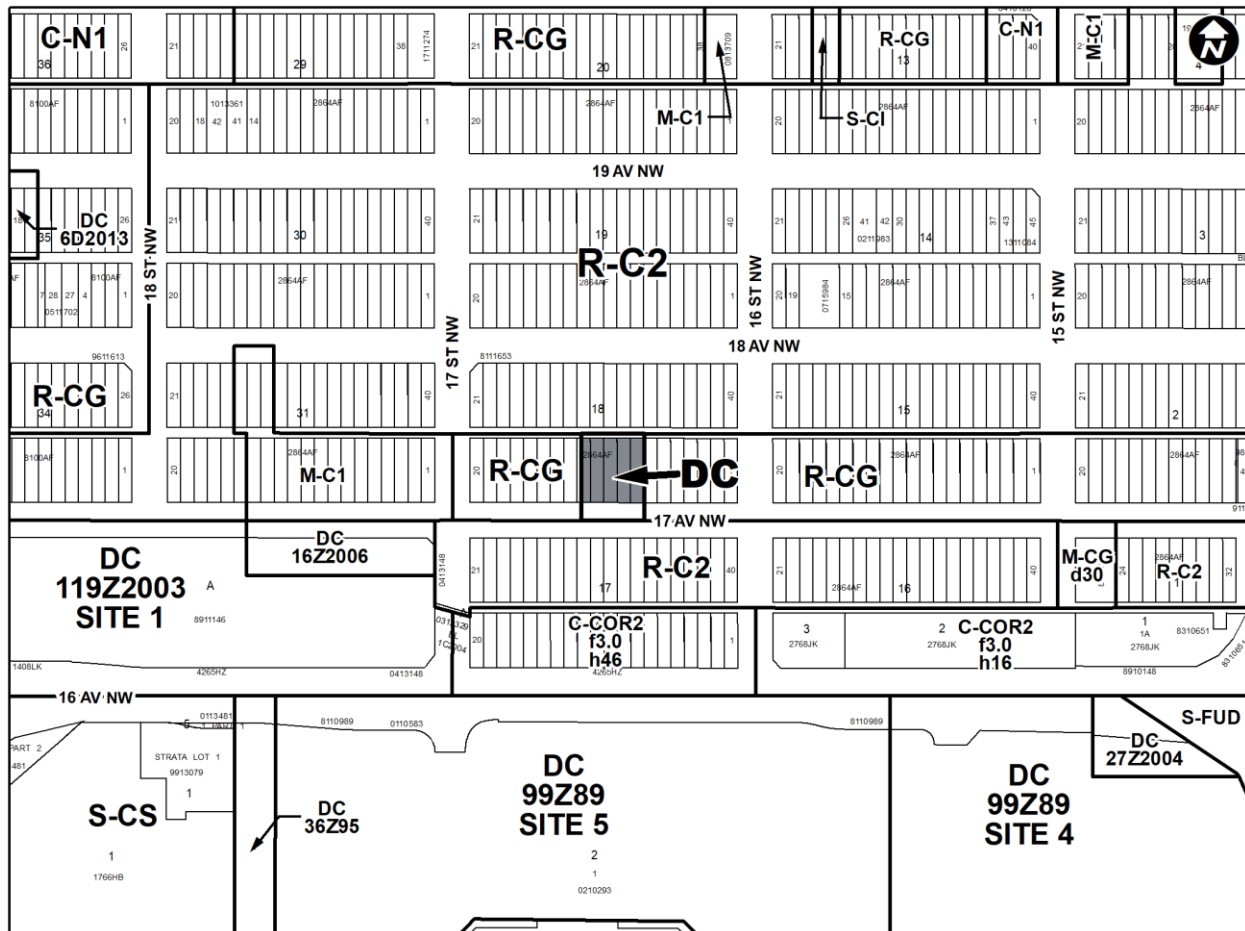
SCHEDULE A



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SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) allow for building forms similar to townhouse and rowhouse buildings that may have basement secondary suites;
- (b) provide for multiple configurations of units;
- (c) provide for sensitive transition with adjacent low density residential development; and
- (d) provide specific rules around motor vehicle parking.

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.

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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.

Defined Uses

- 4 In this Direct Control District Bylaw:

- (a) “**Basement Secondary Suite**” means a *use* that:
- (i) contains two or more rooms used or designed to be used as a residence by one or more persons;
 - (ii) contains a *kitchen*, living, sleeping and sanitary facilities;
 - (iii) is self-contained and located within a *unit*;
 - (iv) is considered part of and secondary to a *unit*;
 - (v) must be contained in a **Grade-Oriented Multi-Residential Development**;
 - (vi) must be located primarily in a basement; and
 - (vii) must provide individual, separate, and direct access to *grade*.
- (b) “**Grade-Oriented Multi-Residential Development**” means a *use*:
- (i) that consists of one or more *buildings*, each containing two or more *units*;
 - (ii) where all *units* must provide individual, separate, direct access to *grade*; and
 - (iii) where no *unit* may be located wholly or partially above another *unit*.

Permitted Uses

- 5 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.

Discretionary Uses

- 6 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.

- (a) with the exclusion of:
- (i) **Multi-Residential Development**;
 - (ii) **Place of Worship – Medium**;
 - (iii) **Place of Worship – Small**;

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- (iv) **Sign Class – D;** and
 - (v) **Urban Agriculture;** and
- (b) with the addition of:
- (i) **Basement Secondary Suite;** and
 - (ii) **Grade-Oriented Multi-Residential Development.**

Bylaw 1P2007 District Rules

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

Density

8 The maximum **density** for **parcels** in this Direct Control District is 78 **units** per hectare.

Street Orientation of Units

- 9 (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:
- (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

- 10 (1) Unless otherwise provided in subsection (2) or (3), the maximum cumulative **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**.
- (3) Space provided within a **development** for the occupant of a **Basement Secondary Suite** to store mobility alternatives in accordance with Section 19(3)(b) of this Direct Control District Bylaw must not be included in the calculation of **parcel coverage**.

Building Depth and Building Separation

- 11 (1) Unless otherwise provided in subsection (2), the maximum **building depth** is 60.0 per cent of the **parcel depth** for a **building**.

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- (2) There is no maximum **building depth** for a **building** wholly contained between 50.0 per cent **parcel depth** and the **rear property line** where:
- (a) there is an existing or proposed **building** wholly contained between the **front property line** and 50.0 per cent **parcel depth**; and
 - (b) the minimum separation distance between the **building** contained on the front portion of the **parcel** and the **building** contained on the rear portion of the **parcel** is 6.0 metres.

Setback Area

- 12 The minimum depth of all **setback areas** must be equal to the minimum **building setback** required in Sections 13, 14, and 15 of this Direct Control District Bylaw.

Building Setback from Front Property Line

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

Building Setback from Side Property Line

- 14 (1) Unless otherwise provided in subsections (2) and (3), the minimum **building setback** from any **side property line** is 1.2 metres.
- (2) There is no requirement for a **building setback** from a **side property line** shared with a **parcel** within this Direct Control District.
- (3) The minimum **building setback** from a **side property line** for a **private garage** attached to a **building** is 0.6 metres.

Building Setback from Rear Property Line

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

Building Height and Cross Section

- 16 (1) Unless otherwise provided 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 a **lane** or another **parcel** outside of this Direct Control District 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**.

Amenity Space

- 17 (1) The required minimum **amenity space** is:
- (a) 20.0 square metres per **unit**, and
 - (b) 7.5 square metres per **Basement Secondary Suite**

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- (2) The required **amenity space** may be provided as **private amenity space**, **common amenity space** or a combination of both.
- (3) **Private amenity space** must:
 - (a) be provided outdoors;
 - (b) have direct access from the associated **unit** or **Basement Secondary Suite**;
 - (c) have a minimum area of 7.5 square metres; and
 - (d) have no dimension of less than 2.0 metres.
- (5) **Common amenity space** must:
 - (a) be provided as **common amenity space – outdoors**;
 - (b) have direct access from the associated **units** or **Basement Secondary Suites**; and
 - (c) have no dimension of less than 6.0 metres.

Planting Requirements for Grade-Oriented Multi-Residential Development

- 18
- (1) A minimum of 2.0 trees must be provided for each **unit**.
 - (2) 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**;
 - (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**.
 - (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 60 millimetres; or

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- (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.

Additional Motor Vehicle Parking Stall Rules

- 19
- (1) The minimum number of ***motor vehicle parking stalls*** for a **Grade-Oriented Multi-Residential Development** is 1.0 stall per ***unit***.
 - (2) Unless otherwise referenced in subsection (3) the minimum number of ***motor vehicle parking stalls*** for a **Basement Secondary Suite** is 1.0 stall per ***unit***.
 - (3) The minimum number of ***motor vehicle parking stalls*** for a **Basement Secondary Suite** is reduced to zero where:
 - (a) the floor area of a **Basement Secondary Suite** is 45.0 square metres or less; and
 - (b) space is provided in a ***building*** for the occupant of the **Basement Secondary Suite** for storage of mobility alternatives such as bicycles or strollers that:
 - (i) is accessed directly from the exterior; and
 - (ii) has an area of at least 2.5 square metres.

Relaxations

- 20 The ***Development Authority*** may relax the rules contained in Sections 7 and 9 through 19 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.