

PROPOSED

CPC2020-1344
ATTACHMENT 2

BYLAW NUMBER 20D2021

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2020-0137/CPC2020-1344)**

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 replacing it with 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 _____

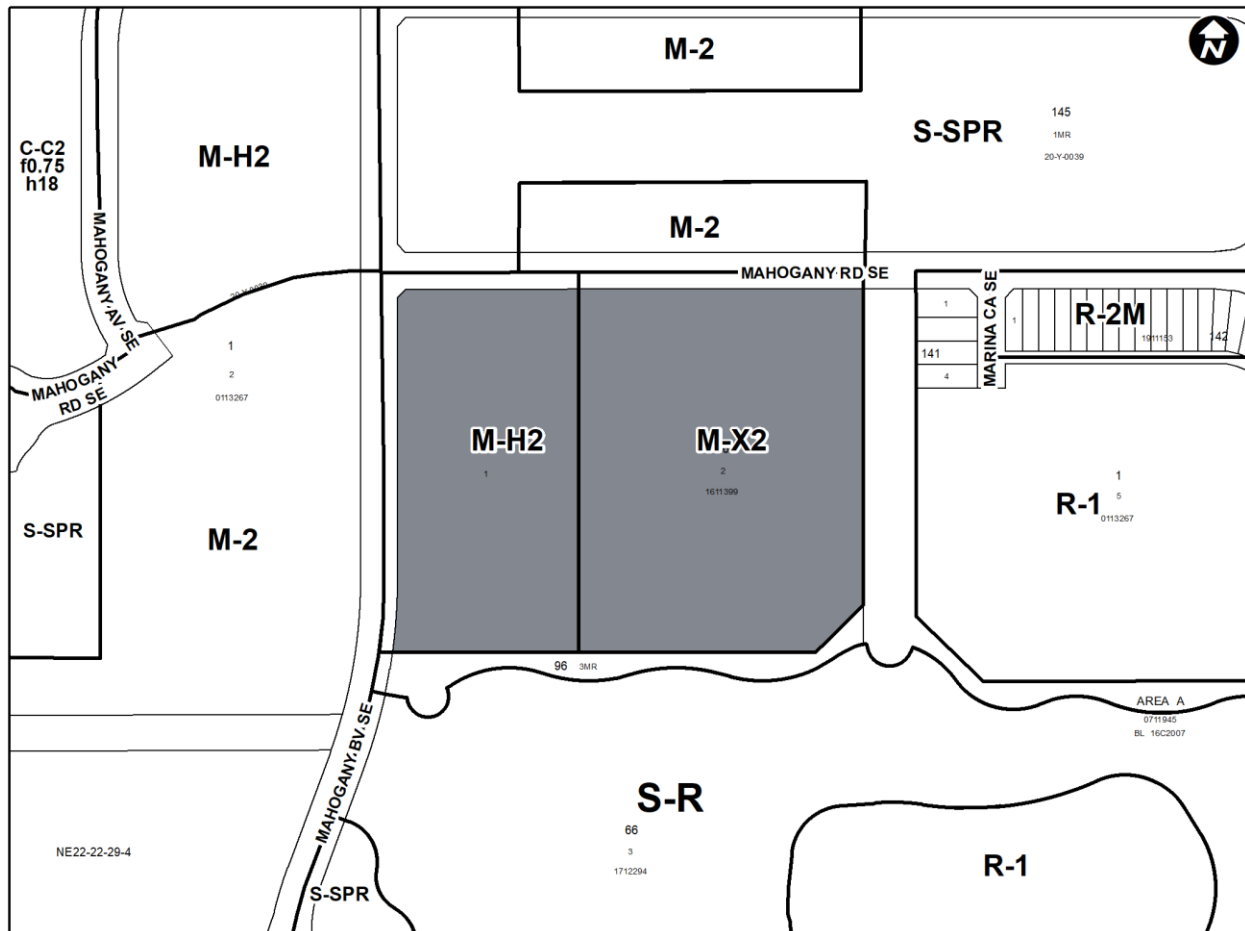
CITY CLERK

SIGNED ON _____

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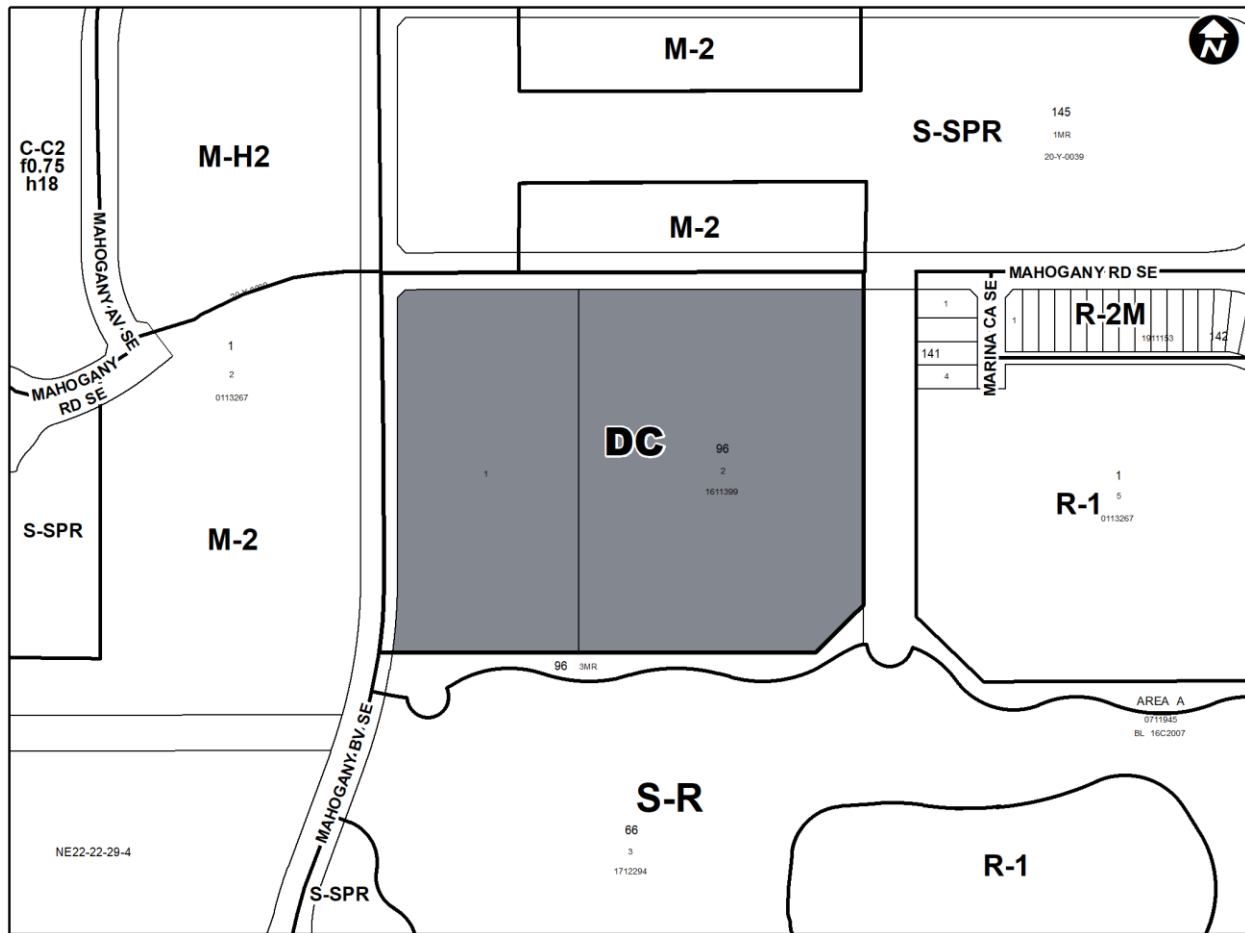
SCHEDULE A



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SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to allow for:
 - (a) additional uses of semi-detached dwelling and secondary suite; and
 - (b) comprehensively planned residential development that includes a variety of housing types.

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 Multi Residential – Low Profile (M-1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Multi Residential – Low Profile (M-1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Secondary Suite**; and
- (b) **Semi-detached Dwelling**.

Bylaw 1P2007 District Rules

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

Density

- 7 The minimum **density** is 20 **units** per hectare.

Building Height

- 8 The maximum **building height** is 16.0 metres.

Rules for Semi-detached Dwellings and Secondary Suites

- 9 (1) Section 573 of Bylaw 1P2007 does not apply in this Direct Control District.
- (2) For a **Secondary Suite**:
- (a) the minimum **building setback** from a **property line**, must be equal to or greater than the minimum **building setback** from a **property line** for the **main residential building**.
 - (b) Except as otherwise stated in subsections (c) and (d) the maximum floor area of a **Secondary Suite**, excluding any area covered by stairways and **landings**, is 100.0 square metres.
 - (c) There is no maximum floor area for a **Secondary Suite** wholly located in a **basement**. Internal landings and stairways providing access to the **basement** may be located above **grade**.
 - (d) The maximum floor area of a **Secondary Suite** may be relaxed by the **Development Authority** to a maximum of 10.0 per cent.
 - (e) A **Secondary Suite** must have a **private amenity space** that:
 - (i) is located outdoors;
 - (ii) has a minimum area of 7.5 square metres with no dimension less than 1.5 metres.

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Relaxations

- 10 The ***Development Authority*** may relax the rules contained in Sections 6 and 8 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.