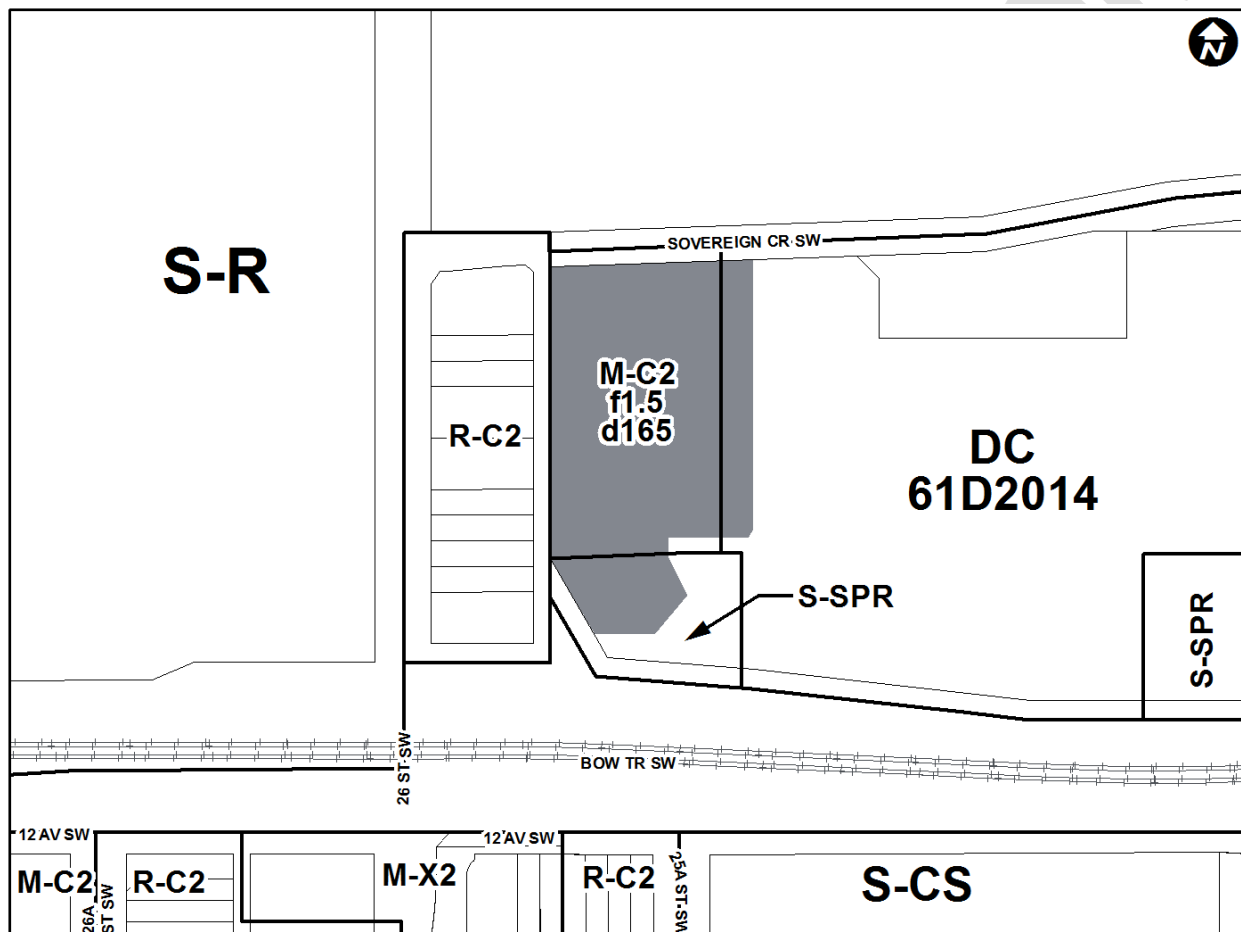


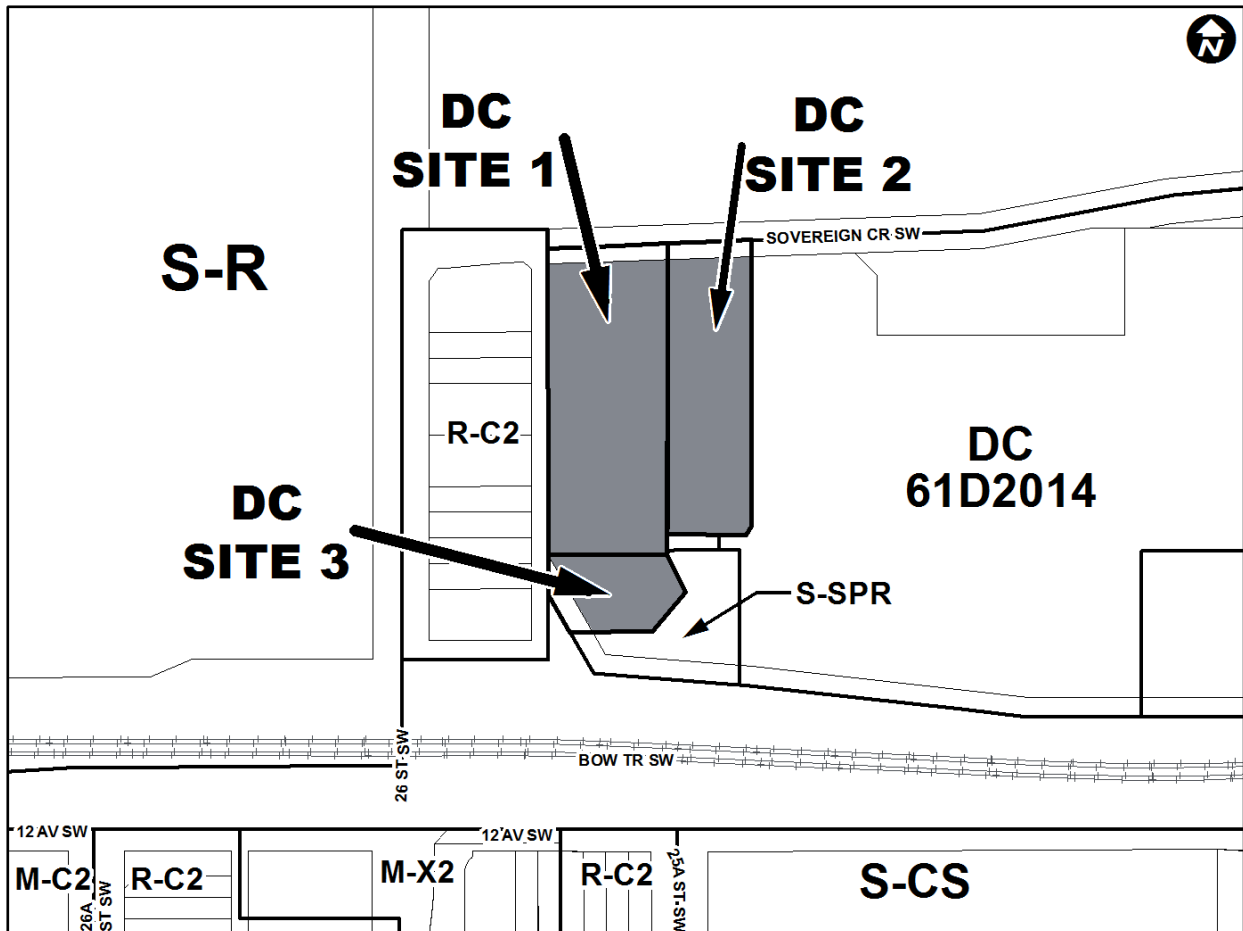
Proposed Direct Control District (DC/R-2, R-G)

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".

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to accommodate grade-oriented housing characterized by tall height and large open balconies.

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.

No Development Permit Exemption

- 4 The construction of or addition to a **Single Detached Dwelling, Semi-detached Dwelling** or **Duplex Dwelling** in this Direct Control District requires a **development permit**.

SITE 1 (0.34 hectares ±)

Application

5 The provisions in sections 6 through 12 apply only to Site 1.

Permitted Uses

6 The **permitted uses** of the Residential – One / Two Dwelling (R-2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

7 The **discretionary uses** of the Residential – One / Two Dwelling (R-2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

8 Unless otherwise specified, the rules of the Residential – One / Two Dwelling (R-2) District of Bylaw 1P2007 apply in this Direct Control District.

Parcel Coverage

9 The maximum **parcel coverage** is 65.0 per cent of the area of the **parcel**, which must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not provided in a **private garage**.

Building Height

10 The maximum **building height** is 12.0 metres.

Building Height on a Corner Parcel

11 The maximum **building height** for a building located on a **corner parcel** is that provided in Section 10 of this Direct Control District Bylaw.

Balcony Depth

12 An **open balcony** may project up to 4.8 metres from the **building** façade to which it is attached.

SITE 2 (0.20 hectares ±)

Application

13 The provisions in sections 14 through 21 apply only to Site 2.

Permitted Uses

14 The **permitted uses** of the Residential – Low Density Mixed Housing (R-G) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

15 The **discretionary uses** of the Residential – Low Density Mixed Housing (R-G) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

16 Unless otherwise specified, the rules of the Residential – Low Density Mixed Housing (R-G) District of Bylaw 1P2007 apply in this Direct Control District.

Parcel Coverage

17 The maximum **parcel coverage** is 65.0 per cent of the area of the **parcel** which must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not provided in a **public garage**.

Parcel Area

18 The minimum area of a **parcel** is 95.0 square metres per **unit**.

Building Setback Areas

19 Unless otherwise provided in Section 20 of this Direct Control District Bylaw, the minimum depth of all **setback areas** must be equal to the minimum **building setbacks** provided in the Residential – Low Density Mixed Housing (R-G) District of Bylaw 1P2007.

Building Setback from Rear Property Line

20 The minimum **building setback** from the **rear property line** is 1.4 metres.

Building Height

21 The maximum **building height** is 14.5 metres.

SITE 3 (0.08 hectares ±)

Application

22 The provisions in sections 23 through 30 apply only to Site 3.

Permitted Uses

23 The **permitted uses** of the Residential – Low Density Mixed Housing (R-G) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

24 The **discretionary uses** of the Residential – Low Density Mixed Housing (R-G) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

25 Unless otherwise specified, the rules of the Residential – Low Density Mixed Housing (R-G) District of Bylaw 1P2007 apply in this Direct Control District.

Parcel Depth

26 The minimum **parcel depth** is 21.0 metres.

Building Setback Areas

27 Unless otherwise provided in Section 28 of this Direct Control District Bylaw, the minimum depth of all **setback areas** must be equal to the minimum **building setbacks** provided in the Residential – Low Density Mixed Housing (R-G) District of Bylaw 1P2007.

Building Setback from Rear Property Line

28 The minimum **building setback** from the **rear property line** is 1.4 metres.

Building Height

29 The maximum **building height** is 14.0 metres.

Outdoor Private Amenity Space

30 No *private amenity space* is required.

Relaxations

31 The *Development Authority* may relax the rules contained in Sections 8, 16, and 25 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

TEXT FOR DISCUSSION