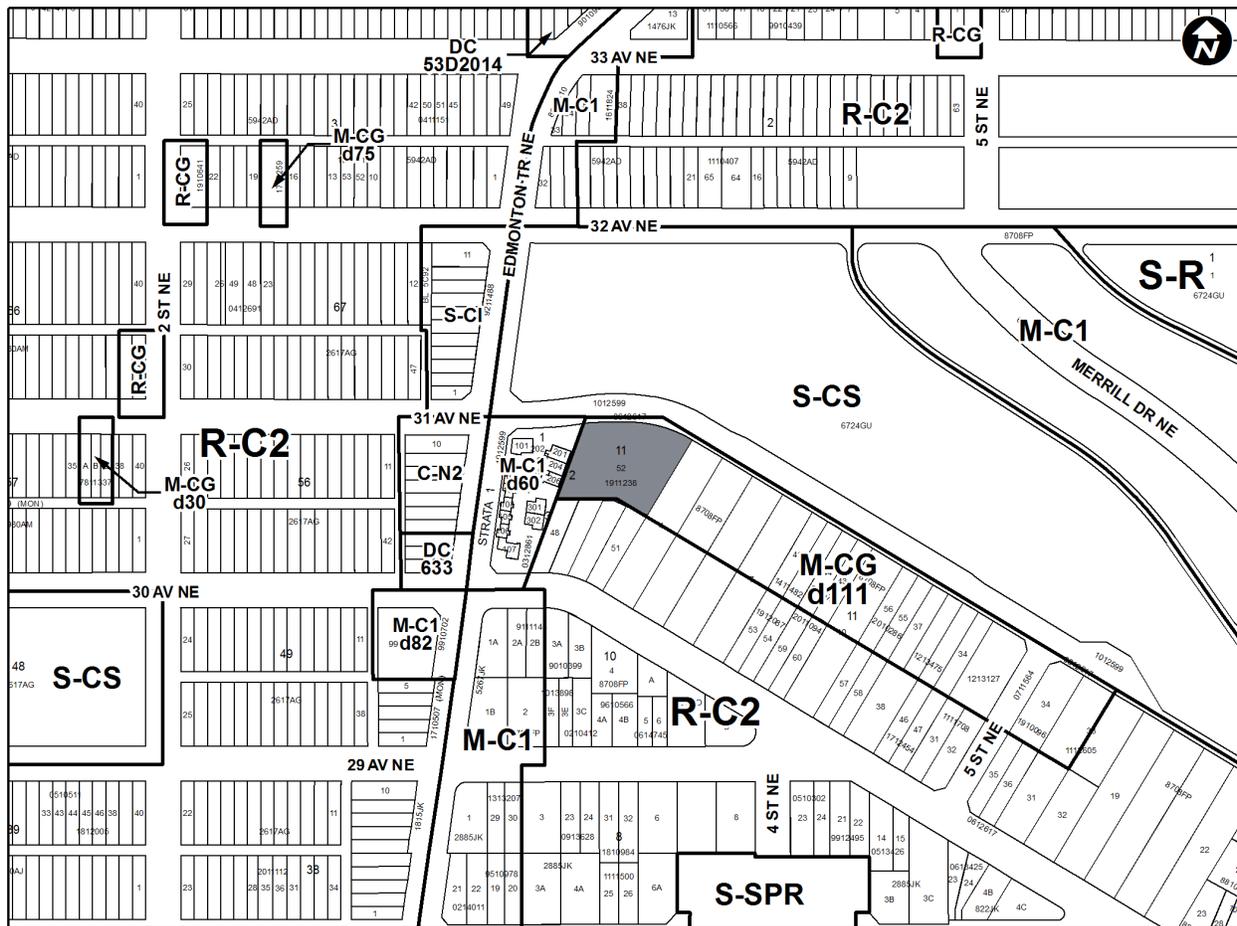


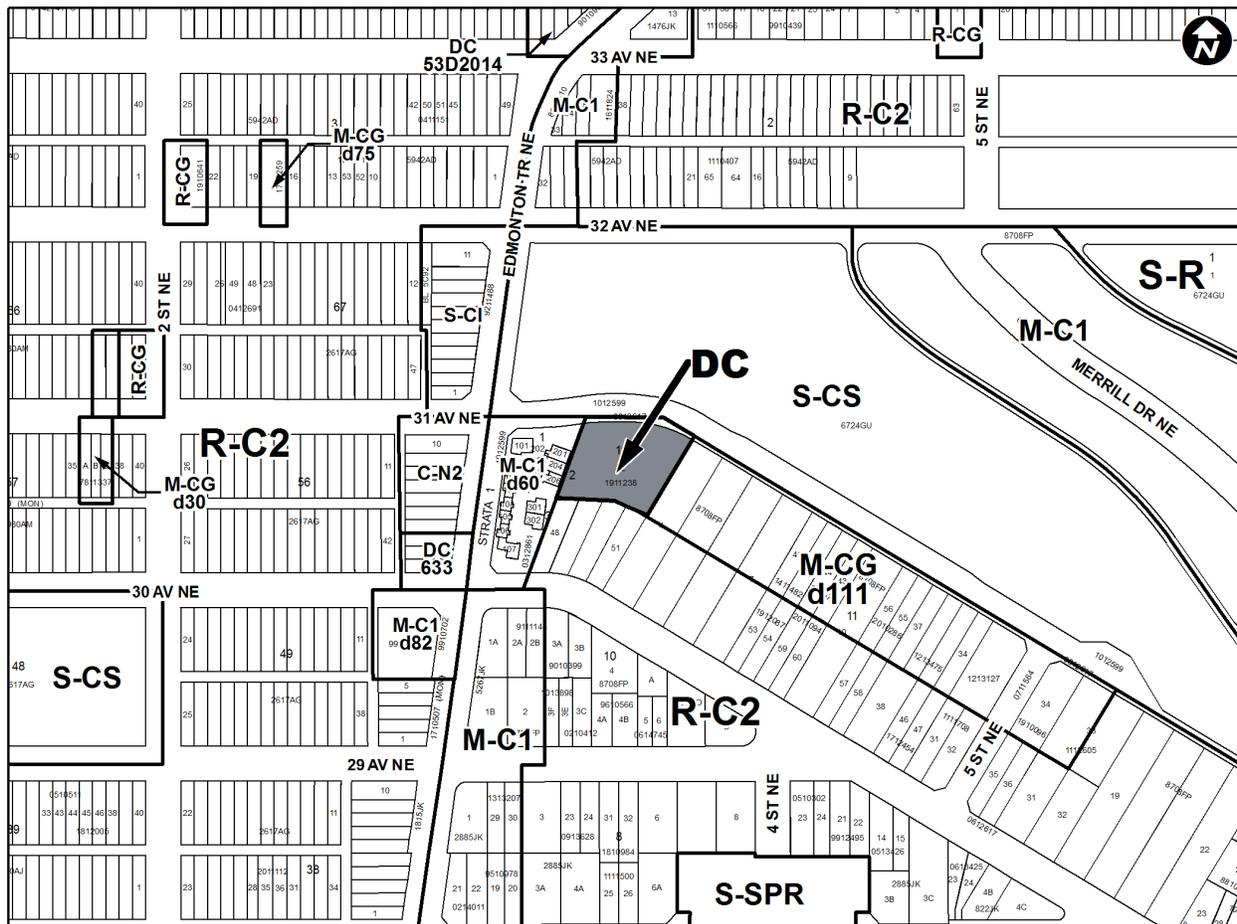
# Proposed Direct Control District

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:

- (a) provide for grade oriented, rowhouse style multi-residential building forms similar to townhouse and rowhouse buildings; and
- (b) allow for stacked units.

**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.

**Permitted Uses**

- 4 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**

- 5 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.

**Bylaw 1P2007 District Rules**

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

**Density**

- 7 The maximum **density** is 182 **units** per hectare.

**At Grade Orientation of Units**

- 8 A **unit** in a **Multi-Residential Development** must have direct access to **grade**.

**Setback Areas**

- 9 The depth of all **setback areas** must be equal to the minimum **building setback** required by Section 10 of this Direct Control District Bylaw.

**Building Setbacks**

- 10 (1) The minimum **building setback** from a **property line** shared with a **street** is 3.0 metres.
- (2) The minimum **building setback** from a **property line** shared with another **parcel** is 1.2 metres.

**Building Height and Cross Section**

- 11 (1) Unless otherwise provided in subsection (2) the maximum **building height** is 13 metres.
- (2) The maximum **building height** on a **parcel** that shares a **property line** with a **parcel** designated as a **low density residential district** or M-CG District:
- (a) is 8.0 metres measured from **grade** at that shared **property line**; and
- (b) increases proportionately to a maximum of 13 metres measured from **grade** at a distance of 5 metres from the shared **property line**.

**Motor Vehicle Parking Stall Requirements for Dwelling Units**

- 12 (1) Unless otherwise provided in subsection (2), the minimum number of **motor vehicle parking stalls** for a **Dwelling Unit** is 1.
- (2) The minimum number of **motor vehicle parking stalls** for a **Dwelling Unit** with a floor area less than or equal to 45.0 square metres is 0.6 **motor vehicle parking stalls** per **unit**.
- (3) The minimum number of **visitor parking stalls** for a **Dwelling Unit** is 0.08 **parking stalls** per **Unit**.

**Bicycle Parking Stalls – Class 1 Requirements**

**13** The minimum number of *bicycle parking stalls – class 1* is 1.0 *stall* per *unit*.

**Relaxations**

**14** The *Development Authority* may relax the rules contained in Sections 9 through 13 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.