

**BYLAW NO. 43Z2007**

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND  
THE CITY OF CALGARY LAND USE BYLAW 2P80  
(Land Use Amendment LOC2007-0030)**

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**WHEREAS** it is desirable to amend The City of Calgary Land Use Bylaw Number 2P80 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 City of Calgary Land Use Bylaw, being Bylaw 2P80 of the City of Calgary, is hereby amended by deleting that portion of the Land Use Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use 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 11<sup>TH</sup> DAY OF JUNE, 2007.

READ A SECOND TIME THIS 11<sup>TH</sup> DAY OF JUNE, 2007.

READ A THIRD TIME THIS 11<sup>TH</sup> DAY OF JUNE, 2007.

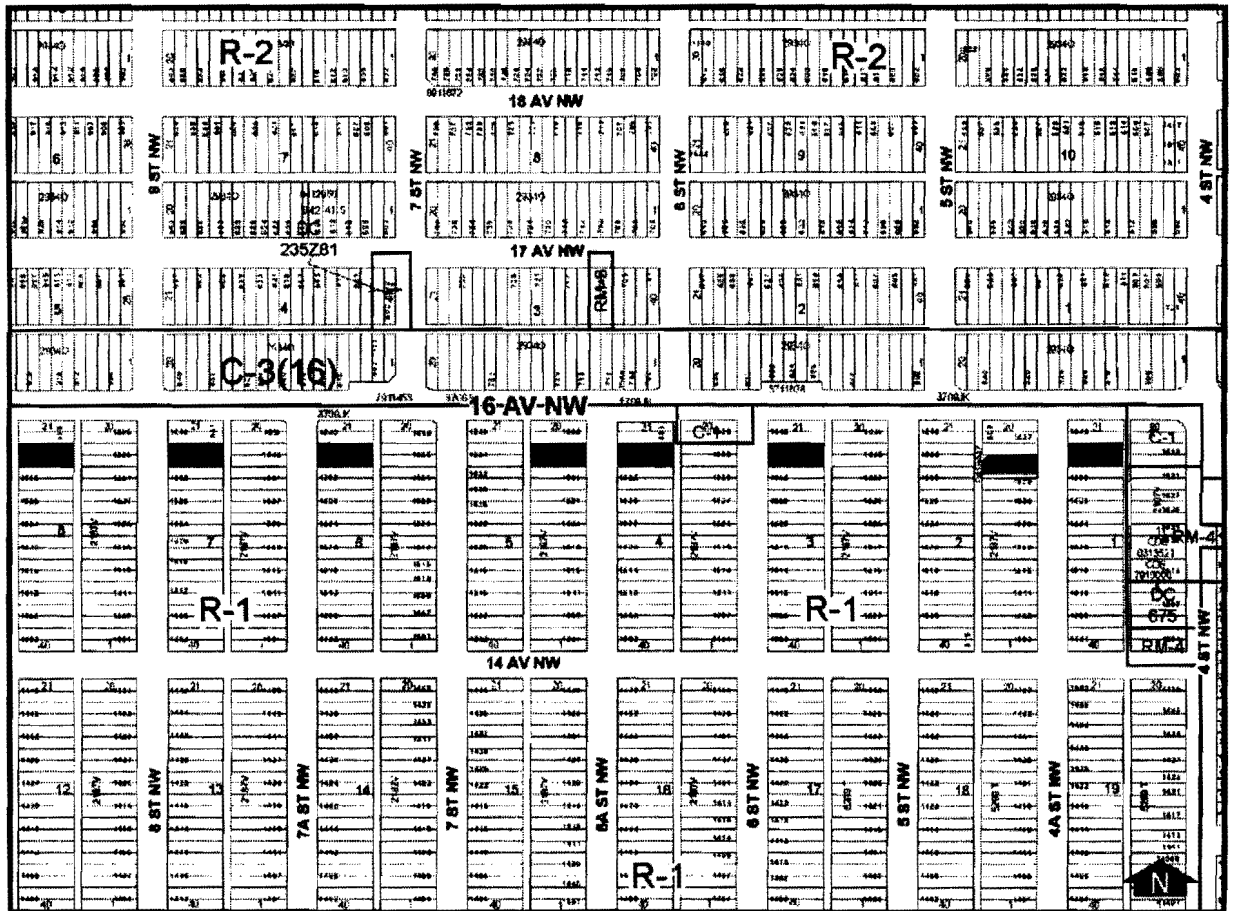
  
\_\_\_\_\_  
MAYOR

DATED THIS 11<sup>TH</sup> DAY OF JUNE, 2007

  
\_\_\_\_\_  
ACTING CITY CLERK

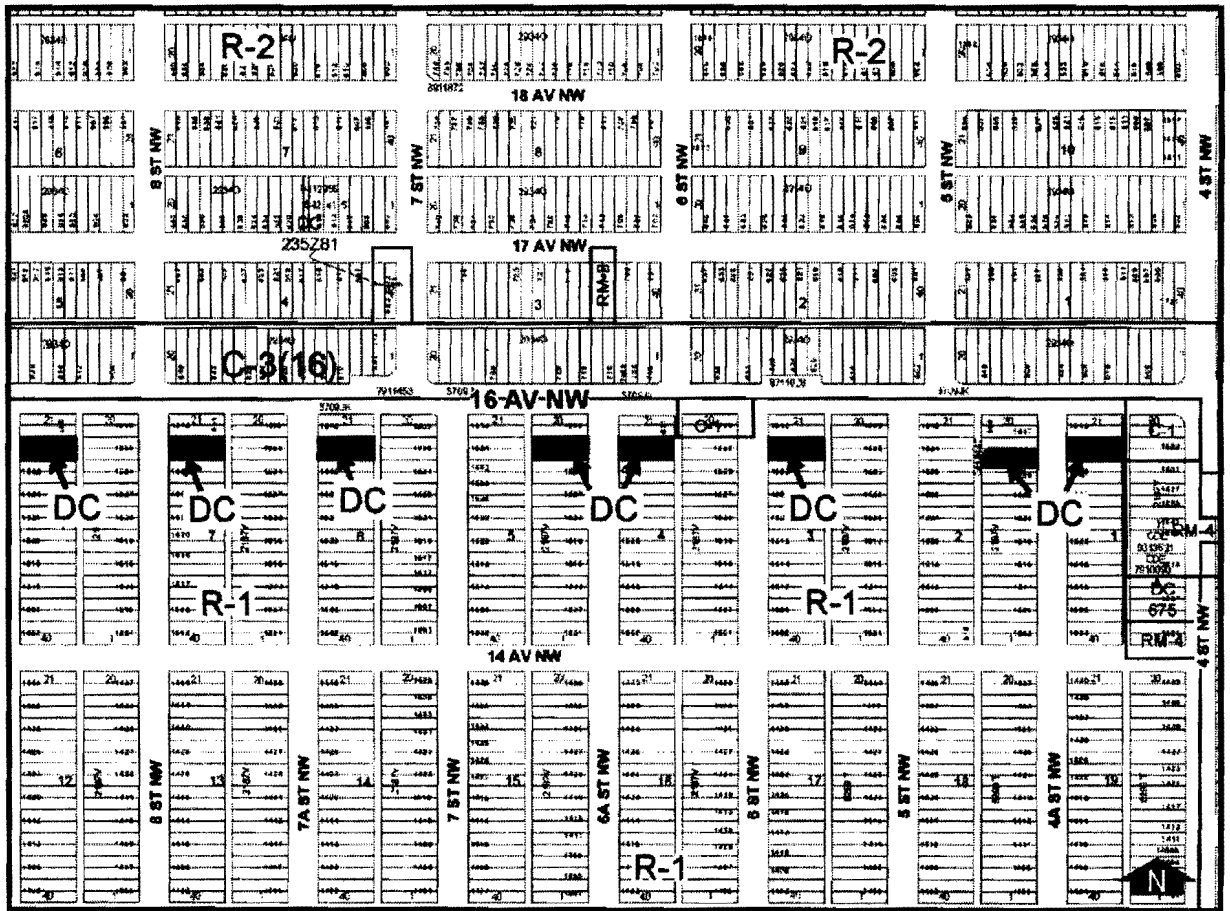
# Amendment LOC2007-0030 Bylaw 43Z2007

## SCHEDULE A



# Amendment LOC2007-0030 Bylaw 43Z2007

## SCHEDULE B



### DC DIRECT CONTROL DISTRICT

1. Land Use
  - (a) Permitted Uses
    - Accessory Buildings
    - Home occupations – Class 1
    - Utilities

## **Amendment # LOC2007-0030 Bylaw #43Z2007**

### **SCHEDULE B**

CONTINUED

(b) **Discretionary Uses**

Home occupations – Class 2 (N.P.)  
Single-detached dwellings  
Power generation facility, small-scale  
Secondary Suites

In this Bylaw, Secondary Suites means an accessory dwelling unit:

- (a) that does not exceed 70.0 square metres of gross floor area, excluding the area covered by stairways;
- (b) that is located on the same parcel as a single detached dwelling; and
- (c) that will only be approved as one of the following:
  - (i) “Secondary Suite - Attached Above Grade” where the Secondary Suite is located above the first storey of a Single Detached Dwelling;
  - (ii) “Secondary Suite - Attached at Grade” where the Secondary Suite is located at grade and is attached to the side or rear of a Single Detached Dwelling;
  - (iii) “Secondary Suite - Attached Below Grade” where the Secondary Suite is located below the first storey of a Single Detached Dwelling;
  - (iv) “Secondary Suite - Detached Garage” where the Secondary Suite is located above the first storey of a detached private garage; and
  - (v) “Secondary Suite - Detached Garden” where the Secondary Suite is detached and located at grade to the rear of the main residential building.

2. **Development Guidelines**

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 shall apply to all uses. The Permitted Use Rules contained in Section 22 (3) of Bylaw 2P80 shall apply to Permitted Uses and the Discretionary Use Rules contained in Section 22 (4) of Bylaw 2P80 shall apply to the Discretionary Uses unless otherwise noted below:

## **Amendment # LOC2007-0030 Bylaw #43Z2007**

### **SCHEDULE B**

CONTINUED

- (a) Building Setback from northerly property line  
A maximum depth of 0.6 metres.
- (b) Front Yard
  - (i) A minimum of 3.0 metres; and
  - (ii) A maximum of 3.5 metres.
- (c) Rear Yard  
No minimum.
- (d) Lot Width  
No minimum.
- (e) Lot Area  
A minimum of 195.0 square metres.
- (f) Building Height
  - (i) A minimum of 4.0 metres to the eaveline; and
  - (ii) A maximum of 10.0 metres.
- (g) Fence Height for Northerly Property Line
  - (i) A minimum of 4.0 metres; and
  - (ii) A maximum of 6.0 metres.
- (h) Accessory Building Height
  - (i) A minimum of 4.0 metres to the eaveline; and
  - (ii) A maximum of 8.6 metres.

## **Amendment # LOC2007-0030 Bylaw #43Z2007**

### **SCHEDULE B**

#### **CONTINUED**

**(i) Parcel Coverage**

A maximum of 75 percent.

**(j) Building Length**

There must be a continuous form of development within 0.6 metres of the northerly property line:

- (i) commencing at that point of the front yard immediately adjacent to the front façade of the building extending throughout the depth of the parcel to the intersection at the rear property line; and**
- (ii) consisting of a Single-detached Dwelling, Accessory Building and a fence or any combination thereof.**

# BYLAW NO. 43Z2007

ADVERTISED IN Calgary Herald on Thursday May 17, 2007

**19** 16TH AVENUE AREA REDEVELOPMENT PLAN PROPOSED REDESIGNATIONS BYLAWS 42Z2007 AND 43Z2007

Legend			
C-1	Local Commercial District	RM-2	Residential Low Density Multi-Dwelling District
DC	Direct Control District	RM-3	Residential Medium Density Multi-Dwelling District
R-1	Residential Single-Detached District	RM-4	Residential Medium Density Multi-Dwelling District
R-2	Residential Low Density District	RM-5	Residential Medium Density Multi-Dwelling District

**PROPOSED BYLAW 43Z2007**

Address	Map Area	Legal Description	Existing Zoning	Proposed Redesignation
4A Street N.W.	1631 1636	Plan 2187V, Block 2, Pt Lot 16, Lot 17 Plan 2187V, Block 1z, Lots 23 and 24	R-1	DC for single-detached housing with sound attenuation
6th Street N.W.	1636	Plan 2187V, Block 3, Lots 23 and 24	R-1	DC for single-detached housing with sound attenuation
6A Street N.W.	1636 1636	Plan 2187V, Block 5, Lots 17 and 18 Plan 2187V, Block 4, Lots 23 and 24	R-1	DC for single-detached housing with sound attenuation
7A Street N.W.	1636	Plan 2187V, Block 6, Lots 23 and 24	R-1	DC for single-detached housing with sound attenuation
8th Street N.W.	1636	Plan 2187V, Block 7, Lots 23 and 24	R-1	DC for single-detached housing with sound attenuation
9th Street N.W.	1636	Plan 2187V, Block 8, Lots 23 and 24	R-1	DC for single-detached housing with sound attenuation

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# BYLAW NO. 43Z2007

ADVERTISED IN Calgary Sun on Thursday May 24, 2007

Legend			
C-1	Local Commercial District	RM-2	Residential Low Density Multi-Dwelling District
DC	Direct Control District	RM-3	Residential Medium Density Multi-Dwelling District
R-1	Residential Single-Detached District	RM-4	Residential Medium Density Multi-Dwelling District
R-2	Residential Low Density District	RM-5	Residential Medium Density Multi-Dwelling District

**PROPOSED BYLAW 43Z2007**

Street	Municipal Address	Legal Description	Existing Designation	Proposed Designation
4A Street N.W.	1631 1636	Plan 2187V, Block 2, Pt Lot 16, Lot 17 Plan 2187V, Block 1, Lots 23 and 24	R-1	DC for single-detached housing with sound attenuation
6th Street N.W.	1636	Plan 2187V, Block 3, Lots 23 and 24	R-1	DC for single-detached housing with sound attenuation
6A Street N.W.	1635 1636	Plan 2187V, Block 5, Lots 17 and 18 Plan 2187V, Block 4, Lots 23 and 24	R-1	DC for single-detached housing with sound attenuation
7A Street N.W.	1636	Plan 2187V, Block 6, Lots 23 and 24	R-1	DC for single-detached housing with sound attenuation
8th Street N.W.	1636	Plan 2187V, Block 7, Lots 23 and 24	R-1	DC for single-detached housing with sound attenuation
9th Street N.W.	1636	Plan 2187V, Block 8, Lots 23 and 24	R-1	DC for single-detached housing with sound attenuation




TO: CITY CLERK  
FROM: DEVELOPMENT AND BUILDING APPROVALS  
RE: LUB/43Z2007

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APPROVED AS TO CONTENT

  
\_\_\_\_\_  
HEAD - ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM

 May 17/07  
\_\_\_\_\_  
CITY SOLICITOR

BUDGET PROGRAM NO.  
(if applicable)

\_\_\_\_\_

DATE OF COUNCIL INSTRUCTION  
(if applicable)

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