

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 substituting therefor 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



General Definitions

4 In this Direct Control District Bylaw:

- (a) "**DC density**" means the number of **Dwelling Units** and **Live Work Units** on a **parcel**, expressed in **units** per hectare or in **units** per **parcel**, but does not include **Secondary Suites**, **Basement Secondary Suites** or **Backyard Suites**.

Defined Uses

5 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 Rowhouse**;
 - (vi) must be located primarily in a basement; and
 - (vii) must provide direct access to **grade**.
- (b) "**Grade-Oriented Rowhouse**" means a **use**:
- (i) that contains two or more **Dwelling Units**, located side by side and separated by common party walls extending from foundation to roof;
 - (ii) where each **Dwelling Unit** has a separate direct entry from **grade**;
 - (iii) where no **Dwelling Unit** is located wholly or partially above another **Dwelling Unit**; and
 - (iv) that may contain a **Basement Secondary Suite**.

Permitted Uses

6 The **permitted uses** of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

7 The **discretionary uses** of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Basement Secondary Suite**; and
- (b) **Grade-Oriented Rowhouse**.

Bylaw 1P2007 District Rules

8 Unless otherwise specified, the rules of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 apply in this Direct Control District.

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**.

Density

10 The maximum **DC density** is 75 **units** per hectare.

Parcel Coverage

- 11 (1) Unless otherwise provided in subsection (2), the maximum cumulative **building 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**.

Building Depth and Building Separation for Grade-Oriented Rowhouses

- 12 (1) Unless otherwise provided in subsection (2), the maximum **building depth** is 60.0 per cent of the **parcel depth** for a **Grade-Oriented Rowhouse**.
- (2) There is no maximum **building depth** for a **Grade-Oriented Rowhouse** wholly contained between 50.0 per cent **parcel depth** and the **rear property line** where:
- (a) there is a **Grade-Oriented Rowhouse** wholly contained between the **front property line** and 50.0 per cent **parcel depth**; and
 - (b) the minimum separation distance between the **Grade-Oriented Rowhouse** contained on the front portion of the **parcel** and the **Grade-Oriented Rowhouse** contained on the rear portion of the **parcel** is 6.0 metres.

Building Setback Areas for Grade-Oriented Rowhouse

13 The minimum depth of all setback areas for a Grade-Oriented Rowhouse must be equal to the minimum building setbacks required by Section 14 of this Direct Control District Bylaw.

Building Setbacks for Grade-Oriented Rowhouse

- 14 (1) The minimum **building setback** from a **front property line** for a **Grade-Oriented Rowhouse** is 3.0 metres.
- (2) The minimum **building setback** from any **side property line** for a **Grade-Oriented Rowhouse** is 1.2 metres.
- (3) The minimum **building setback** from a **side property line** for a **private garage** attached or ancillary to a **Grade-Oriented Rowhouse** is 0.6 metres.
- (4) The **minimum building setback** from a **rear property line** is 1.5 metres.

Building Height

- 15 (1) Unless otherwise provided in subsection (2), the maximum **building height** is 11.0 metres.
- (2) The maximum **building height** on a **parcel** that shares a **property line** with another **parcel**, and where the other **parcel** is designated with a **low-density residential district** or M-CG District:
- (a) is 8.0 metres at the shared **property line**; and
- (b) increases proportionately to a maximum of 11.0 metres at a distance of 3.0 metres from the shared **property line**.

Additional Outdoor Private Amenity Space

- 16 (1) The required minimum **private amenity space** is:
- (a) 20.0 square metres per **unit** of a **Grade-Oriented Rowhouse**; and
- (b) 7.5 square metres per **Basement Secondary Suite**.
- (2) The **private amenity space** required in subsection (1) must:
- (a) be provided outdoors;
- (b) have direct access from the associated **Dwelling Unit** or **Basement Secondary Suite**;
- (c) have no dimension of less than 2.0 metres.

Additional Landscaping Requirements

- 17 (1) A minimum of 2.0 trees must be provided for each **unit** in a **Grade-Oriented Rowhouse**.
- (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) For the purposes of subsection (1) 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
 - (b) a coniferous tree has a minimum height of 2.0 metres.
- (4) For the purposes of subsection (1) 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

- 18 (1) The minimum number of **motor vehicle parking stalls** for a **Grade-Oriented Rowhouse** is 1.0 stall per **unit**.
- (2) Unless otherwise provided in subsection (3) the minimum number of **motor vehicle parking stalls** is 1.0 stall per **Basement Secondary Suite**.
- (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.

- (4) **Parcel coverage** excludes the **building coverage** area required by subsection (3)(b).

Relaxations

- 19 The **Development Authority** may relax the rules contained in Sections 8 through 18 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

TEXT FOR DISCUSSION