

BYLAW NUMBER 124D2016

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2016-0018)**

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 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".
2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS ____ DAY OF _____, 2016.

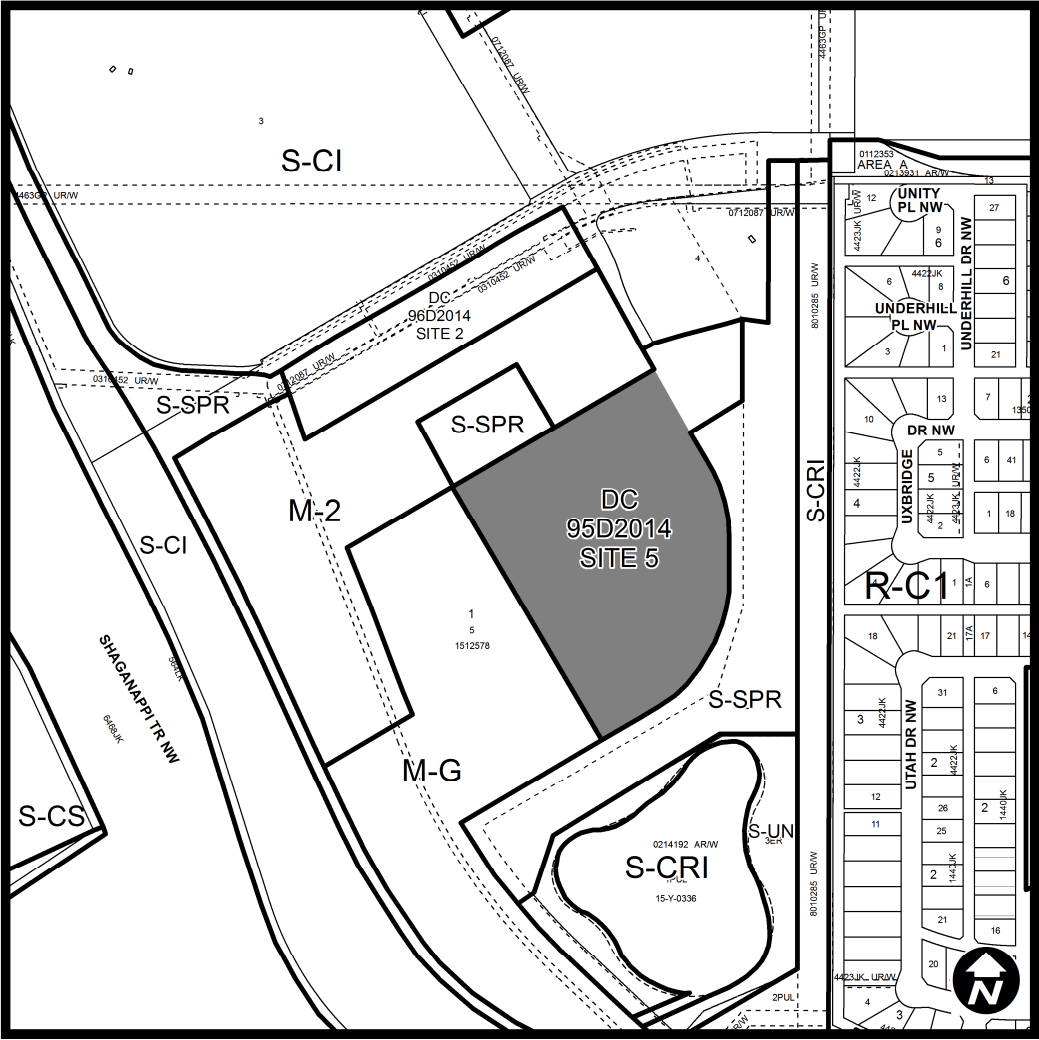
READ A SECOND TIME THIS ____ DAY OF _____, 2016.

READ A THIRD TIME THIS ____ DAY OF _____, 2016.

MAYOR
SIGNED THIS ____ DAY OF _____, 2016.

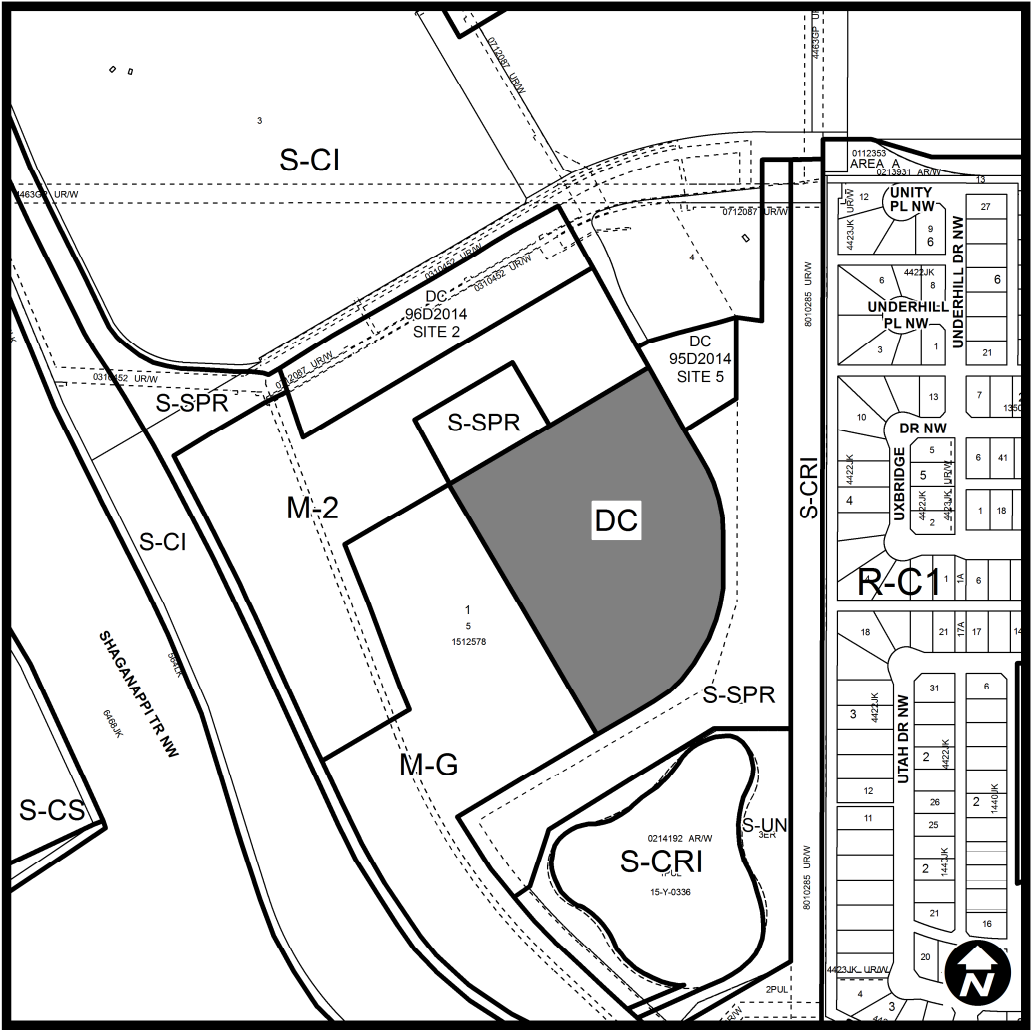
CITY CLERK
SIGNED THIS ____ DAY OF _____, 2016.

SCHEDULE A



PROPOSED

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

- 1 The intent of this Direct Control District is to:
- (a) provide a diversity of multi-residential housing forms and **unit** size choices to attract a diversity of users;

PROPOSED

- (b) create a residential fabric that builds community by having direct relationships to the **streets**, with animation at the ground level defined by useable front garden rooms, front porches, front entrances to the **street**, and human scale facade treatments and design elements;
- (c) allow for innovation in housing form in addition to the prescribed housing typologies, such as:
 - (i) **Backyard Suites**;
 - (ii) separate entries for above grade **units** in **townhouses**; and
 - (iii) home **Office** and studios.
- (d) allow the flexibility for change in **use** for at **grade uses** on certain sites over time;
- (e) provide **building** articulation to create quality streetscapes that may include:
 - (i) human scale facade treatments;
 - (ii) visible entrances that front the **street**;
 - (iii) **building** fenestration and facade design detail to avoid flat facade appearances; and
 - (iv) varied balcony forms - inset and protruding, designed as integral parts of the **building** rather than appearing to be "tacked on".
- (f) allow for multi-unit dwellings, such as apartments, to have shared entrances for upper **units**;
- (g) create a unique area that will accommodate a mixture and diversity of housing **units** within a block including **Semi-detached Dwellings, Townhouse** dwellings, and apartment dwellings; and
- (h) accommodate the additional **use** of **Parking Lot – Grade (temporary)** to provide temporary parking when required to enable redevelopment of the surrounding Provincial lands.

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.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, 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 – At-Grade (M-G) District of Bylaw 1P2007 are the **permitted uses** of this Direct Control District, with the addition of:

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

Discretionary Uses

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

(a) **Parking Lot – Grade (temporary).**

Bylaw 1P2007 Rules

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

Parking Requirements

- 7 The **Development Authority** may, upon request from the applicant, consider a relaxation of the required **motor vehicle parking stalls** and **visitor parking stalls** for a **development** where a parking study submitted as part of a **development permit** application demonstrates that the **motor vehicle parking stall** requirement or **visitor parking stall** requirements should vary from the requirements of this Direct Control District Bylaw.

Discretionary Use That Does Not Comply

- 8 The **Development Authority** may approve a **development permit** application for a **discretionary use** where the proposed **development** does not comply with all of the applicable requirements and rules of this Direct Control District if in the opinion of the **Development Authority**:

- (a) the proposed **development** would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the **use**, enjoyment or value of neighbouring properties; and
- (b) the proposed **development** conforms with a **use** prescribed by the Bylaw 1P2007 for that land or **building**.

Building Form

- 9 Each **unit** at **grade** must have a separate and direct pedestrian access to **grade** for any **unit** fronting a **street** with the exception of **Assisted Living** and **Residential Care units**.

Development Permit Requirements

- 10 A **development permit** for **Parking Lot – Grade (temporary)** must not be approved for a period exceeding thirty-six (36) months.