

# PROPOSED

CPC2021-0444  
ATTACHMENT 8

**BYLAW NUMBER 66D2021**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2019-0183/CPC2021-0444)**

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

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR

SIGNED ON \_\_\_\_\_

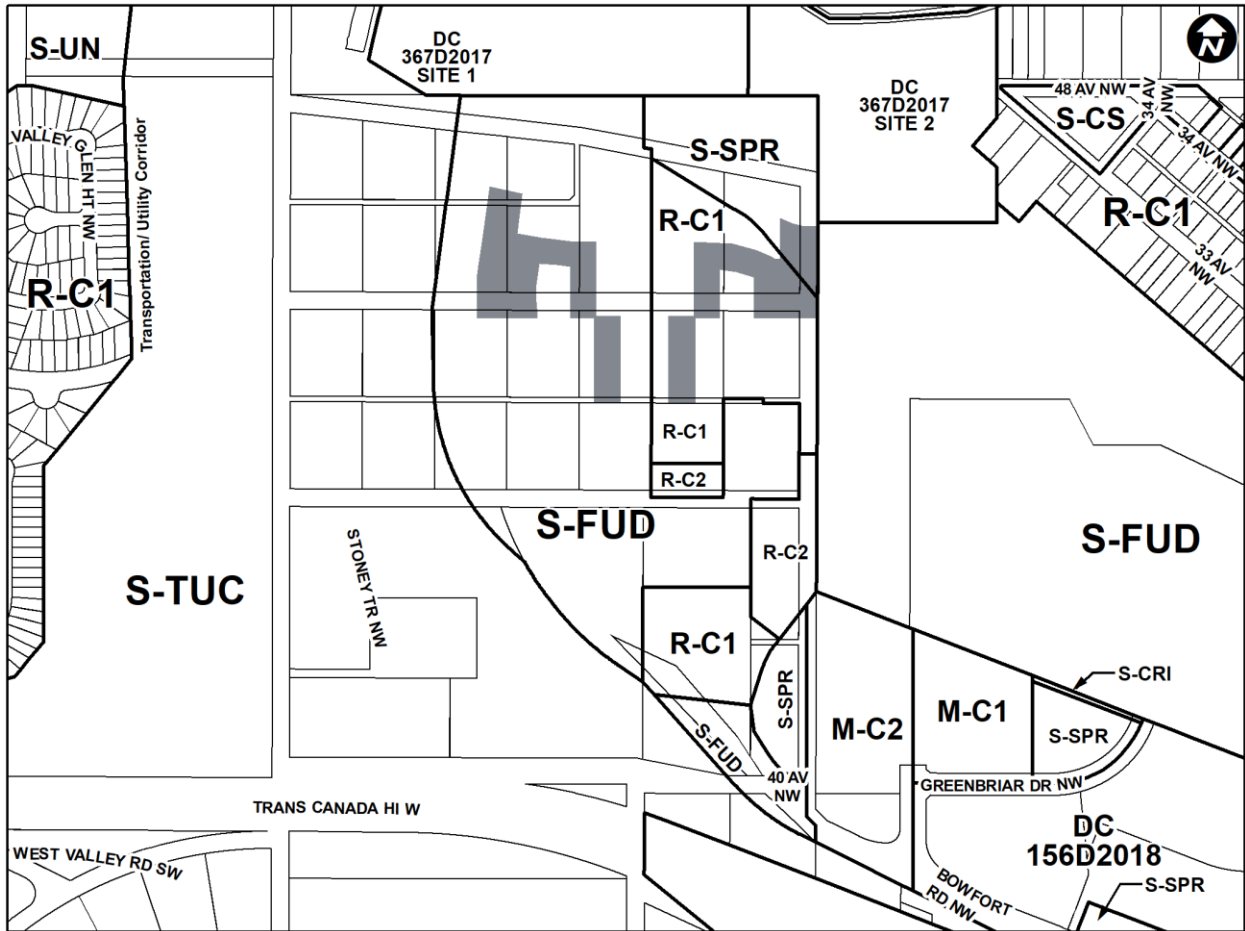
\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

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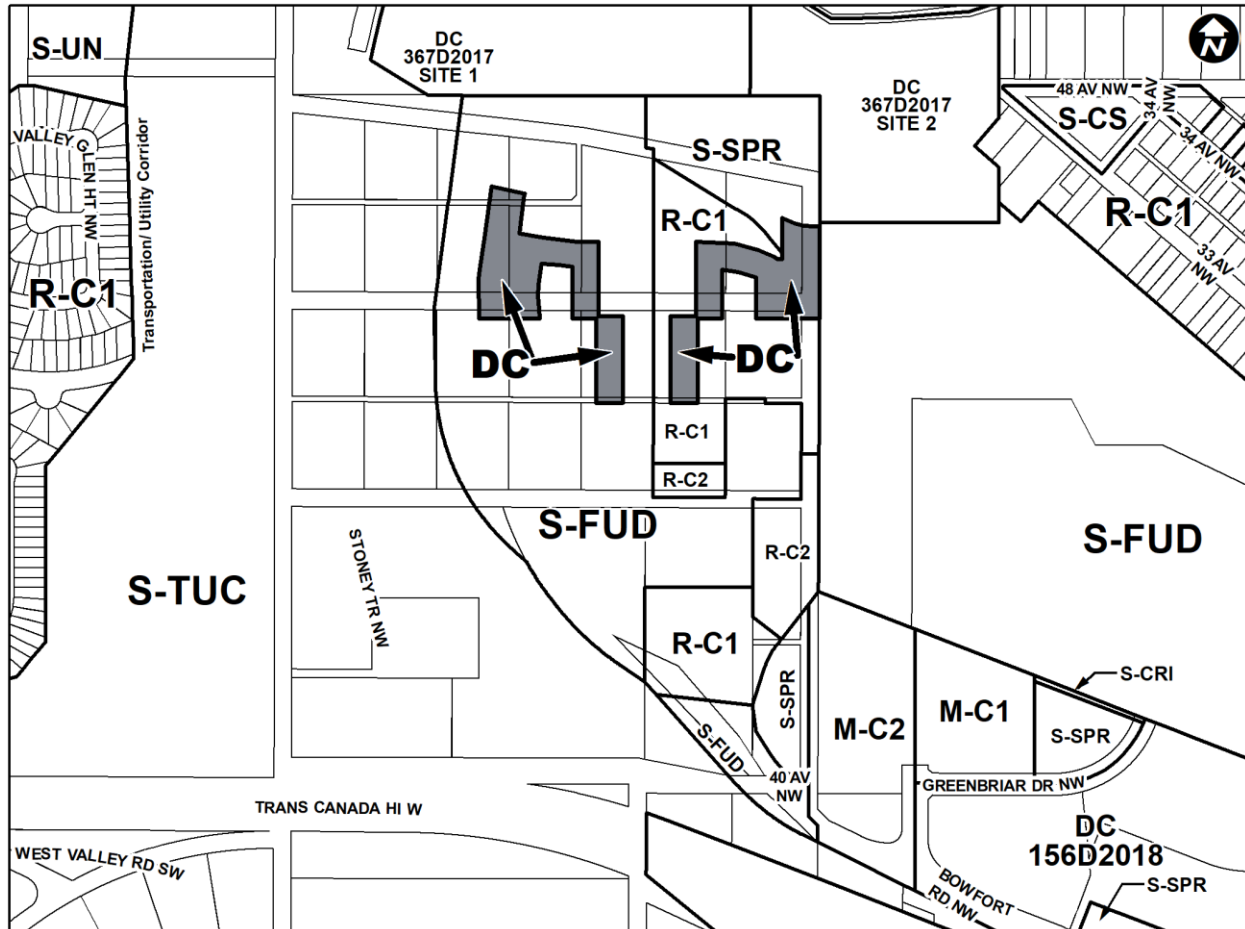
## SCHEDULE A



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## SCHEDULE B



### DIRECT CONTROL DISTRICT

#### Purpose

- 1 This Direct Control District Bylaw is intended to allow for rowhouse development on smaller parcels that may interface directly with adjacent park spaces.

#### 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.

#### Defined Uses

- 4 In this Direct Control District Bylaw:

(a) “Rowhouse Building – Open Space” means a *use*:

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- (i) where a **building** contains three or more **Dwelling Units**, located side by side and separated by common party walls extending from foundation to roof;
  - (ii) where one façade of each **Dwelling Unit** directly faces a **parcel** designated as Special Purpose - School, Park and Community Reserve (S-SPR) District;
  - (iii) where no intervening **building** is located between a **Dwelling Unit** and an **adjacent parcel** designated as Special Purpose - School, Park and Community Reserve (S-SPR) District;
  - (iv) where each **Dwelling Unit** has a separate direct entry from **grade** to an **adjacent** public walkway;
  - (v) where no **Dwelling Unit** is located wholly or partially above another **Dwelling Unit**; and
  - (vi) that may contain a **Basement Suite** within a **Dwelling Unit** where a **Basement Suite** conforms with the rules of this Direct Control District.
- (b) “**Basement 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 **Dwelling Unit**;
  - (iv) is considered part of and secondary to a **Dwelling Unit**; and
  - (v) may be contained in a **Rowhouse Building** or a **Rowhouse Building – Open Space**.

### Permitted Uses

**5** 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 with the addition of:

- (a) **Basement Suite**; and
- (b) **Rowhouse Building – Open Space**.

### Discretionary Uses

**6** 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.

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## Bylaw 1P2007 District Rules

7 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 Area

8 The minimum area of a *parcel* is 100.0 square metres per **Dwelling Unit**.

## Parcel Coverage

9 The maximum *parcel coverage* is 90.0 per cent of the area of the *parcel*.

## Building Setback Areas

10 (1) Unless otherwise provided in subsection (2), the minimum depth of all **setback areas** must be equal to the minimum **building setbacks** required in the Residential – Low Density Mixed Housing (R-G) District.

(2) The minimum depth of all **setback areas** for **Rowhouse Buildings** and **Rowhouse Buildings – Open Space** must be equal to the minimum **building setbacks** required in Section 11 of this Direct Control District Bylaw.

## Building Setbacks for Rowhouse Buildings and Rowhouse Buildings – Open Space

11 The following maximum **building setbacks** apply to all **Rowhouse Buildings** and **Rowhouse Buildings – Open Space**:

- (a) 3.0 metres from a **front property line**; and
- (b) 8.0 metres from a **rear property line**.

## Building Height for Rowhouse Buildings and Rowhouse Buildings – Open Space

12 The maximum **building height** for **Rowhouse Buildings** and **Rowhouse Buildings – Open Space** is 14.0 metres.

## Outdoor Private Amenity Space

13 For a **Duplex Dwelling**, **Rowhouse Building**, **Rowhouse Building – Open Space**, **Semi-detached Dwelling** or **Single Detached Dwelling**, each **unit** must have direct access to a **private amenity space** that:

- (a) is provided outdoors;
- (b) is not used for vehicle access or as a **motor vehicle parking stall**;
- (c) is not located in the **building setback** area between the **front property line** and a line parallel to the **front property line** measured at the closest **building setback** from the **front property line**;
- (d) has a minimum total area of 22.0 square metres; and
- (e) has no dimension of less than 2.0 metres.

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## Parking Requirements for Rowhouse Building – Open Space and Basement Suite

- 14 (1) A Rowhouse Building – Open Space requires:
- (a) 1.0 *motor vehicle parking stall* per Dwelling Unit; and
  - (b) zero *bicycle parking stalls – class 1 or class 2* per Dwelling Unit.
- (2) Each Basement Suite requires:
- (a) 1.0 *motor vehicle parking stall*; and
  - (b) zero *bicycle parking stalls – class 1 or class 2*.

## No Development Permit Exemption

- 15 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*.

## Relaxations

- 16 The *Development Authority* may relax the rules contained in Section 7 through 14 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.