

PROPOSED

CPC2021-1183
ATTACHMENT 3

BYLAW NUMBER 158D2021

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2021-0119/CPC2021-1183)**

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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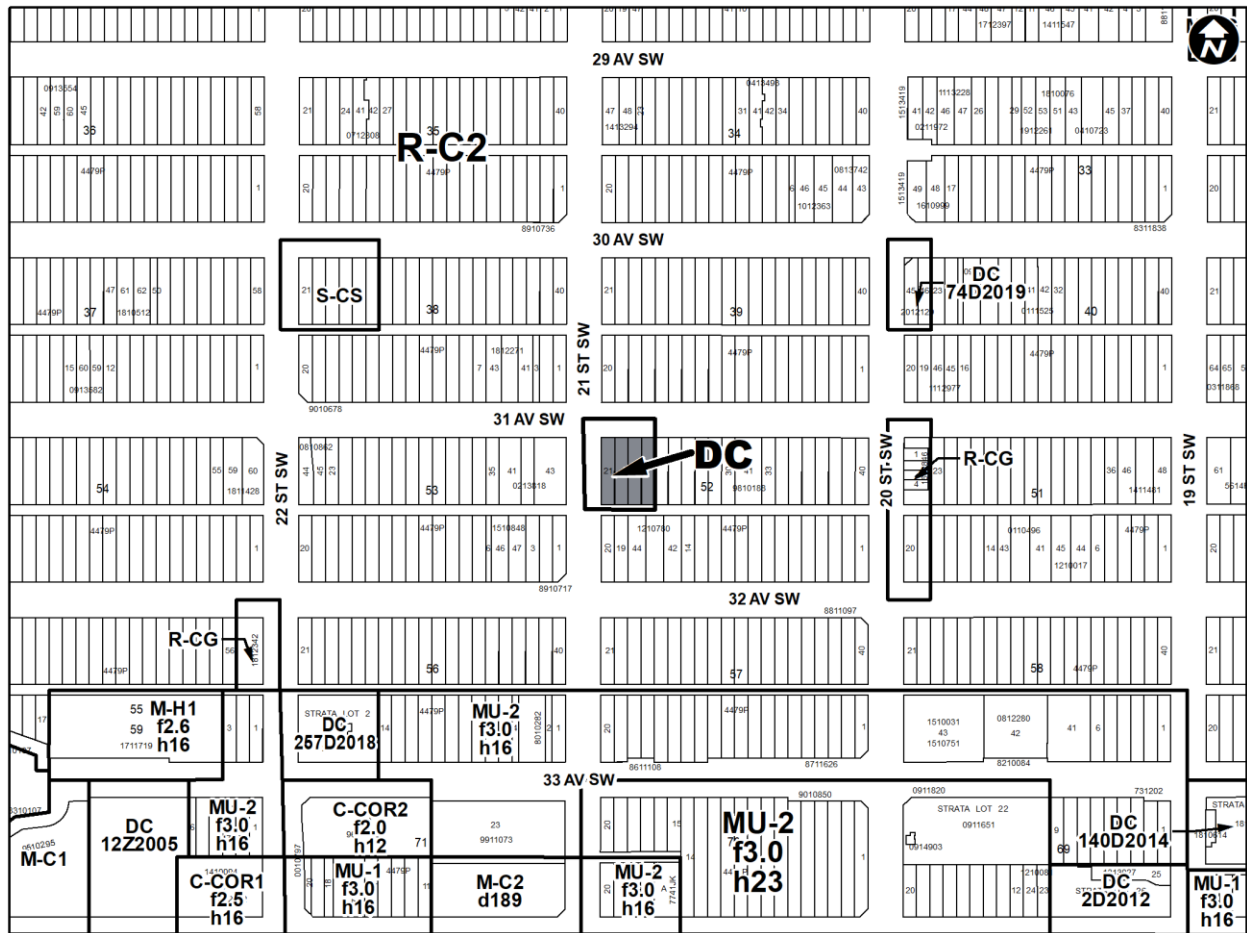
SCHEDULE A



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SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) allow for a specific semi-detached dwelling development as a permitted use;
- (b) provide grade-oriented, low density residential development in a variety of forms and unit configurations on a corner parcel;
- (c) accommodate the orientation of dwelling units around a central courtyard;
- (d) allow secondary suites and backyard suites within new and existing residential development; and
- (e) provide specific motor vehicle parking requirements.

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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 Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the addition of:
- (a) **Semi-detached Dwelling**, provided the **Semi-detached Dwelling** conforms with the plans attached to this Direct Control District Bylaw as Schedule “C”.

Discretionary Uses

- 5 The **discretionary uses** of the Residential – Grade Oriented Infill (R-CG) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District:
- (a) with the exclusion of:
 - (i) **Semi-detached Dwelling**; and
 - (b) with the addition of:
 - (i) **Semi-detached Dwelling**, where the **Semi-detached Dwelling** does not conform with the plans attached to this Direct Control District Bylaw as Schedule “C”.

Bylaw 1P2007 District Rules

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

Motor Vehicle Parking Stalls

- 7 (1) The minimum number of **motor vehicle parking stalls** is 1.0 stall per **Dwelling Unit**.
- (2) The minimum number of **motor vehicle parking stalls** for a **Secondary Suite** is reduced to zero where:
- (a) the floor area of a **Secondary Suite** excluding any area covered by stairways and **landings** is 45.0 square metres or less; and
 - (b) space is provided in a **building** for the occupant of the **Secondary Suite** for storage of mobility alternatives such as bicycles or strollers that:
 - (i) is accessed directly from the exterior; and

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(ii) has an area of 2.5 square metres or more for every **Secondary Suite** that is not provided with a ***motor vehicle parking stall***.

(3) ***Visitor parking stalls*** are not required.

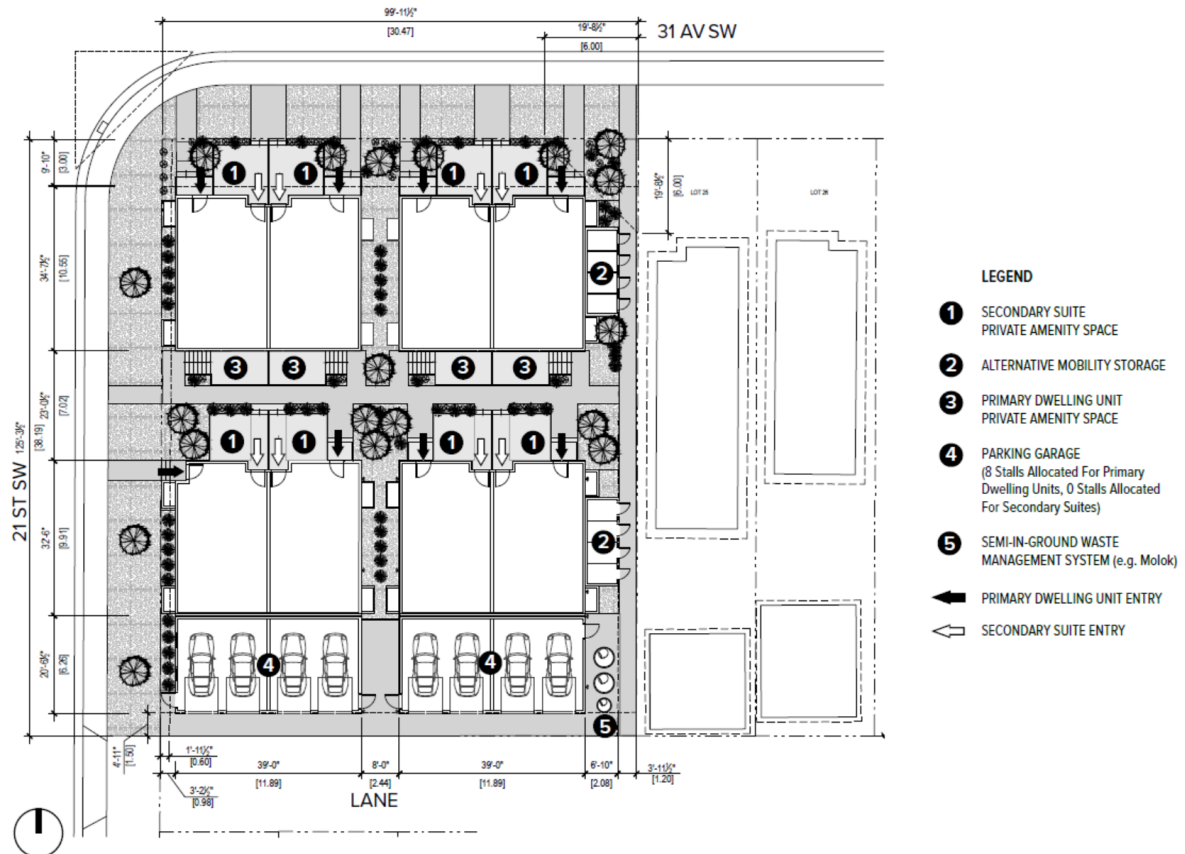
Relaxations

8 The ***Development Authority*** may relax the rules in Section 6 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

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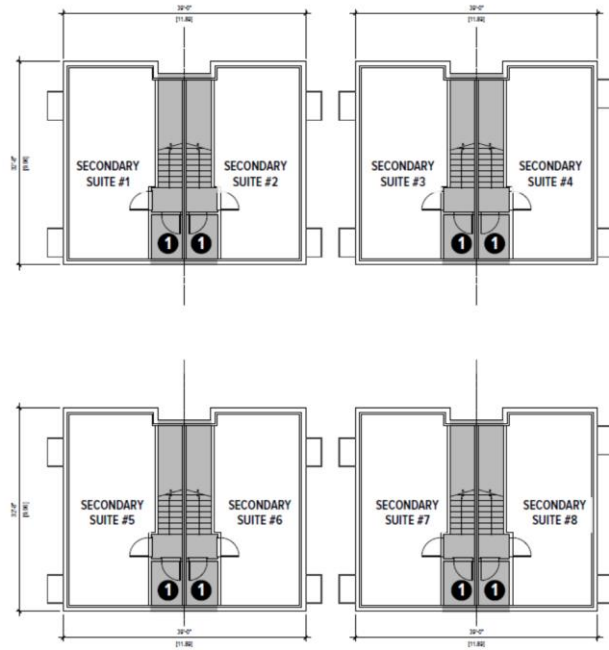
SCHEDULE C



SITE PLAN
SCALE: N.T.S.

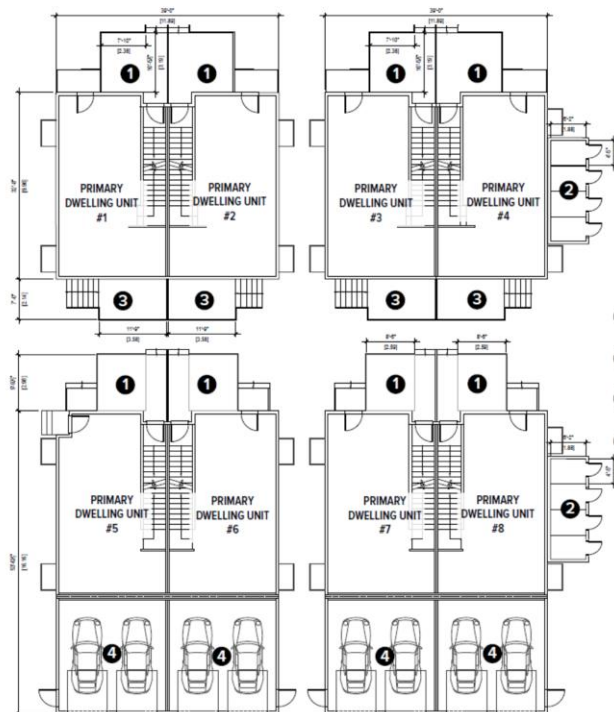
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- LEGEND**
- ① MECHANICAL ROOM
 - SHADED AREA NOT INCLUDED IN SECONDARY SUITE FLOOR AREA (Stair, Landing, Mechanical Room)

①
BASEMENT PLAN
SCALE: N.T.S.

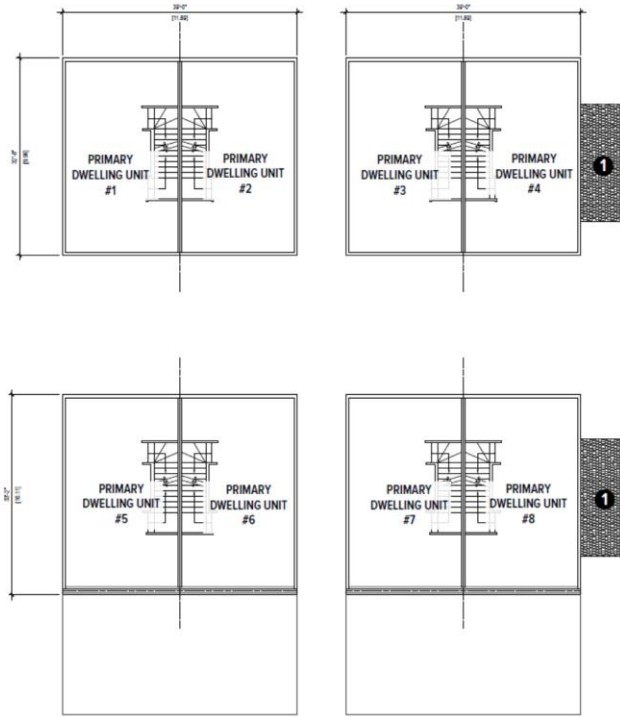


- LEGEND**
- ① SECONDARY SUITE
PRIVATE AMENITY SPACE
 - ② ALTERNATIVE MOBILITY STORAGE
(2.5m² Secondary Suite)
 - ③ PRIMARY DWELLING UNIT
PRIVATE AMENITY SPACE
 - ④ PARKING GARAGE
(8 Stalls Allocated For Primary Dwelling Units, 0 Stalls Allocated For Secondary Suites)

①
FIRST FLOOR PLAN
SCALE: N.T.S.

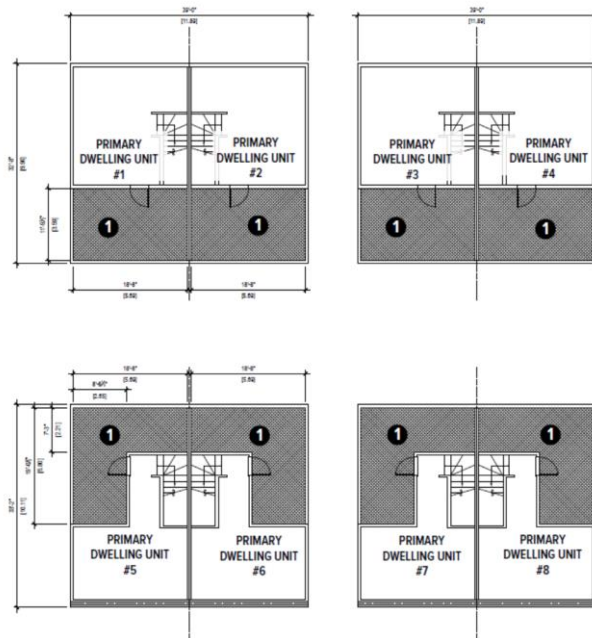
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LEGEND
 ① ROOF OF ALTERNATIVE MOBILITY STORAGE

①
 SECOND FLOOR PLAN
 SCALE: N.T.S.

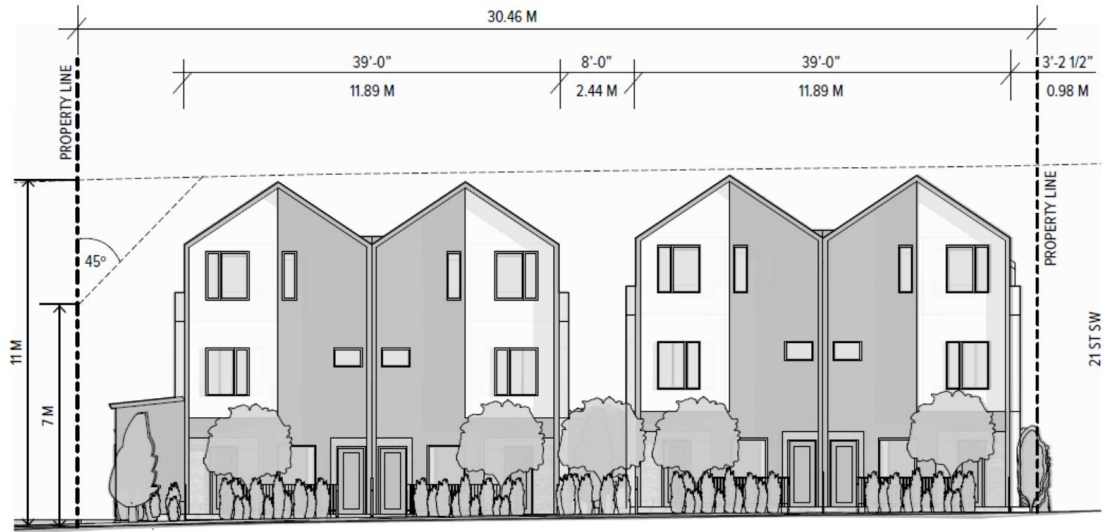


LEGEND
 ① ROOFTOP AMENITY

①
 ROOF PLAN
 SCALE: N.T.S.

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NOTE: WINDOW LOCATIONS AND SIZING TO BE DETERMINED AT DEVELOPMENT PERMIT STAGE.

NORTH ELEVATION
SCALE: N.T.S.



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SOUTH ELEVATION
SCALE: N.T.S.

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NORTH BUILDING, SOUTH ELEVATION



SOUTH BUILDING, NORTH ELEVATION

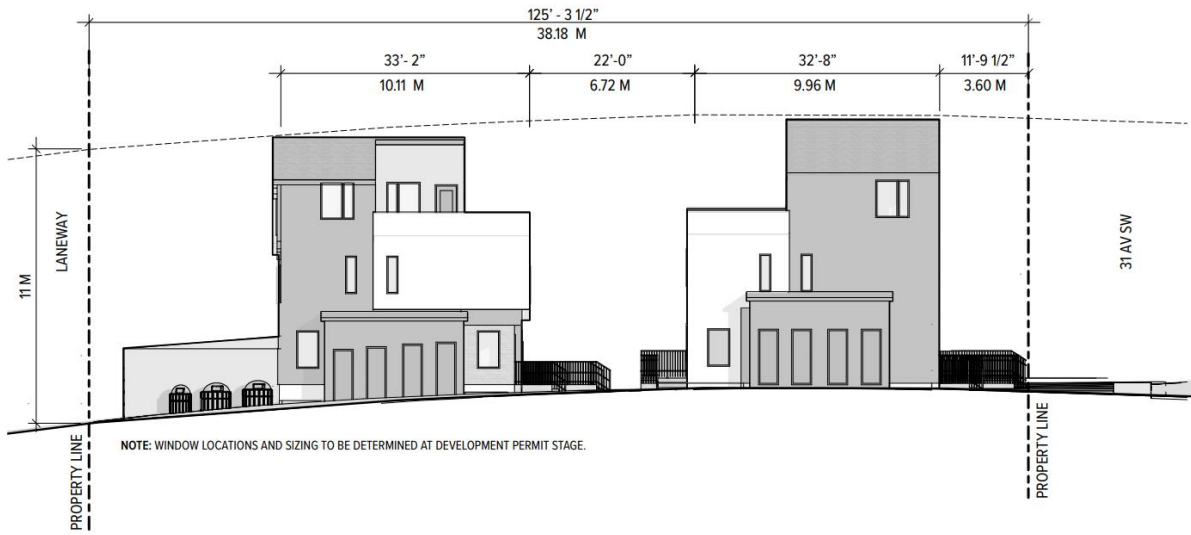
NOTE: WINDOW LOCATIONS AND SIZING TO BE DETERMINED AT DEVELOPMENT PERMIT STAGE.

COURTYARD ELEVATIONS

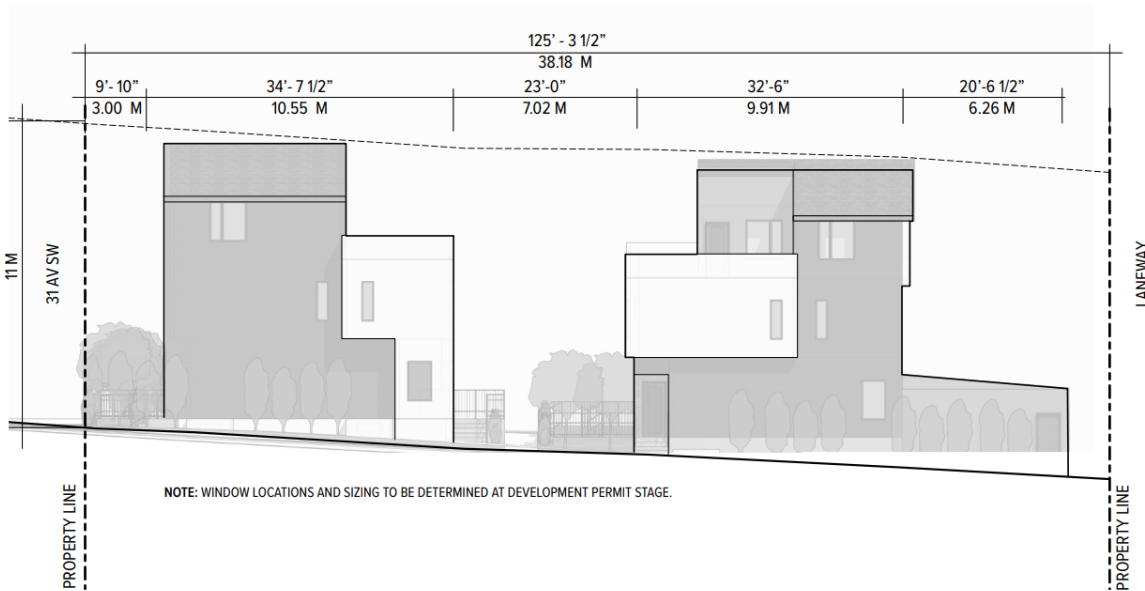
SCALE: N.T.S.

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EAST ELEVATION
SCALE: N.T.S.



WEST ELEVATION
SCALE: N.T.S.