

BYLAW NUMBER 103D2015

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2014-0210)**

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 _____, 2015.

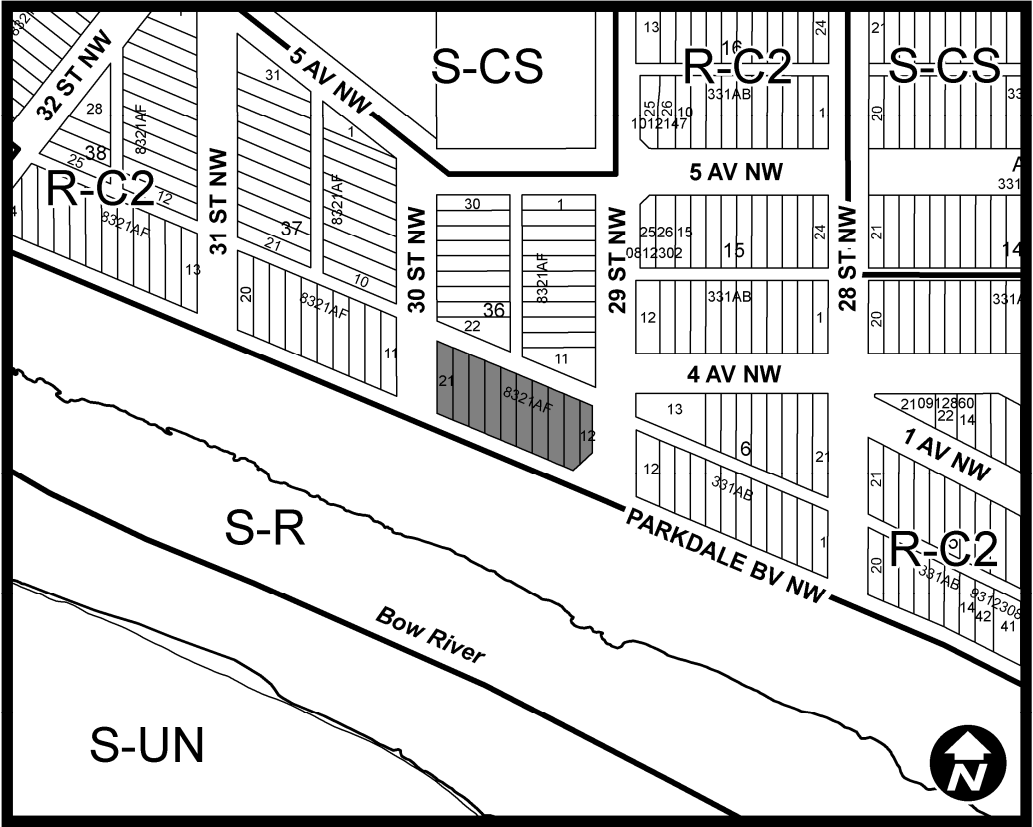
READ A SECOND TIME THIS ____ DAY OF _____, 2015.

READ A THIRD TIME THIS ____ DAY OF _____, 2015.

MAYOR
SIGNED THIS ____ DAY OF _____, 2015.

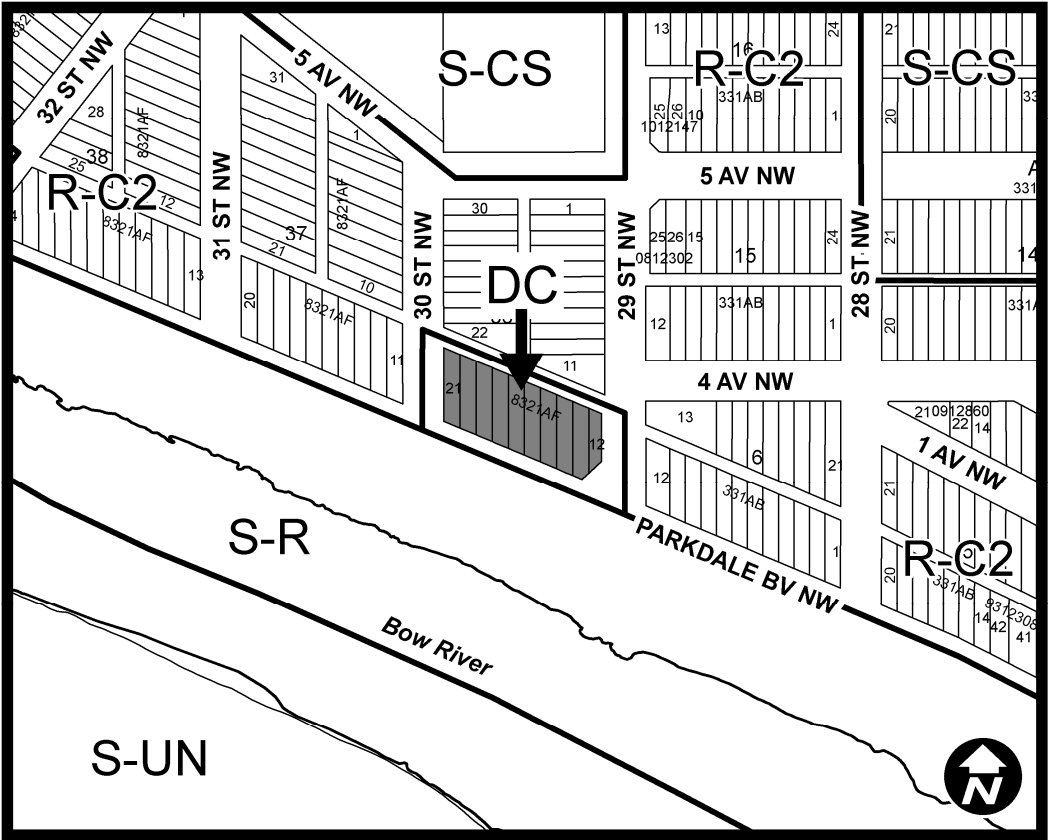
CITY CLERK
SIGNED THIS ____ DAY OF _____, 2015.

SCHEDULE A



PROPOSED

SCHEDULE B



PROPOSED

DC DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to:
- (a) provide for multi-residential development in the form of **Townhouse buildings**;
 - (b) provide for **units** with a separate direct entry from **grade**;
 - (c) be in close proximity or **adjacent** to **low density residential development**;
 - (d) provide for **density** and **building** mass designed in a manner that is respectful of, and appropriately responds to, the neighbourhood character of Parkdale.
- 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 – Contextual Low Profile (M-C1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the addition of:
- (a) **Townhouse.**

Discretionary Uses

- 5 The **discretionary uses** of the Multi-Residential – Contextual Low Profile (M-C1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the exclusion of:
- (a) **Addiction Treatment;**
 - (b) **Bed and Breakfast;**
 - (c) **Custodial Care;**
 - (d) **Place of Worship – Medium; and**
 - (e) **Place of Worship – Small.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Multi-Residential – Contextual Low Profile (M-C1) District of Bylaw 1P2007 apply in this Direct Control District.

Density

- 7 The maximum **density** is 100 **units** per hectare.

Building Height for Townhouse

- 8 (1) The maximum **building height** for a **Townhouse** is 14.0 metres.
- (2) Subsection **594(3)** of Bylaw 1P2007 does not apply to a **Townhouse**.

Setback Areas for Townhouse

- 9 For a **Townhouse**, the depth of all **setback areas** must be equal to the minimum **building setback** required in section 10.

Building Setbacks for Townhouse

- 10 For a **Townhouse**, the minimum **building setback** from a **property line** shared with a **street** or **lane** is 1.2 metres.

Projections Into Setback Areas for Townhouse

- 11 For a **Townhouse**, portions of a **building** greater than 2.4 metres above **grade** may project a maximum of 0.6 metres into any **setback area**.

Landscaping for Townhouse

- 12 (1) For a **Townhouse** a minimum of 25.0 per cent of the area of a **parcel** must be a **landscaped area**.
- (2) Subsections **550(6)**, **551(3)** and **593** of Bylaw 1P2007 do not apply to a **Townhouse**.

Amenity Space for Townhouse

- 13 (1) There is no minimum requirement for **amenity space** for a **Townhouse**.
- (2) An **amenity space** for a **Townhouse** may be located in a **setback area** between a **building** and a **property line** shared with a **street** or **lane**.

Required Motor Vehicle Parking Stalls for Townhouse

- 14 (1) The minimum number of **motor vehicle parking stalls** for each **Dwelling Unit** of a **Townhouse** is 1.0 stall for resident parking.
- (2) There is no minimum requirement for **visitor parking stalls** for a **Townhouse**.

Driveway Length for Townhouse

- 15 Subsection **565(2)** of Bylaw 1P2007 does not apply to a **Townhouse**.