

PROPOSED

CPC2021-0091
ATTACHMENT 4

BYLAW NUMBER 38D2021

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2019-0199/CPC2021-0091)**

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 _____

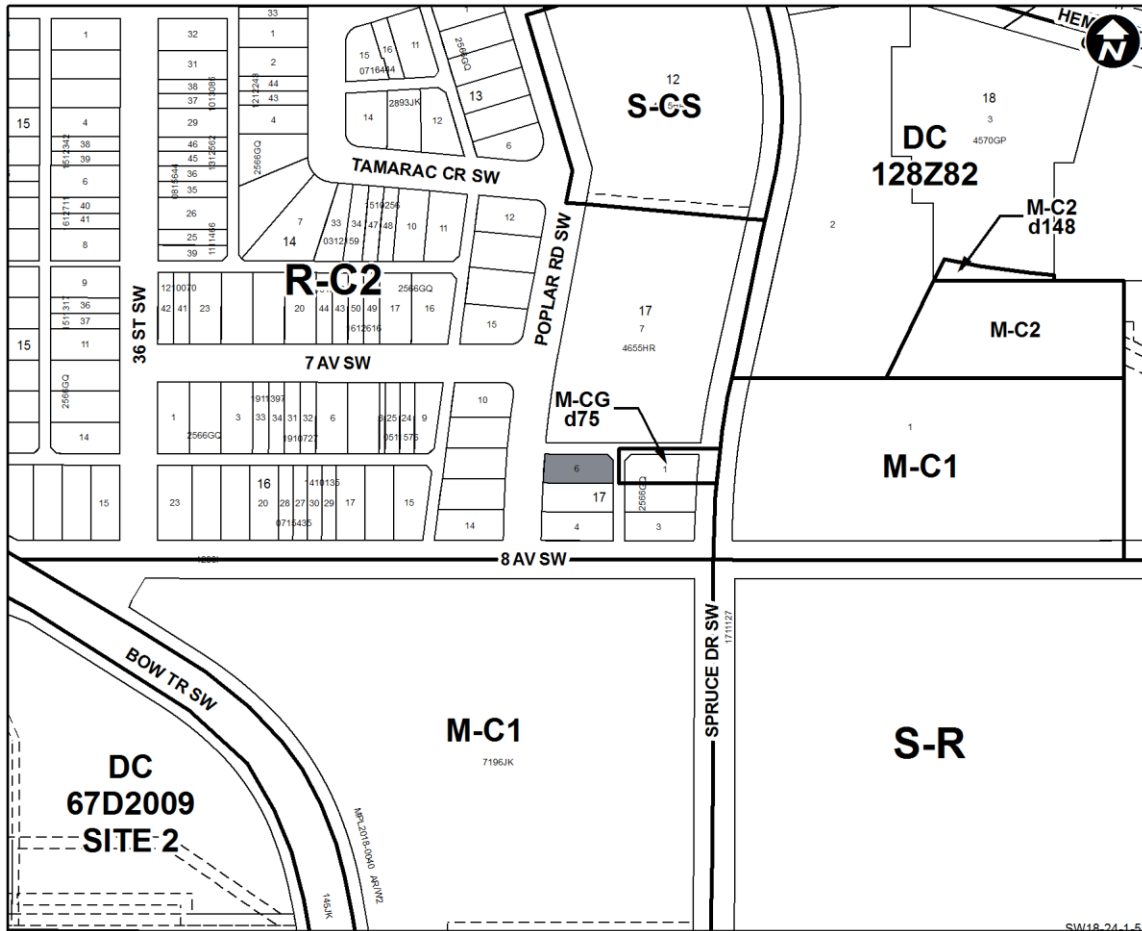
CITY CLERK

SIGNED ON _____

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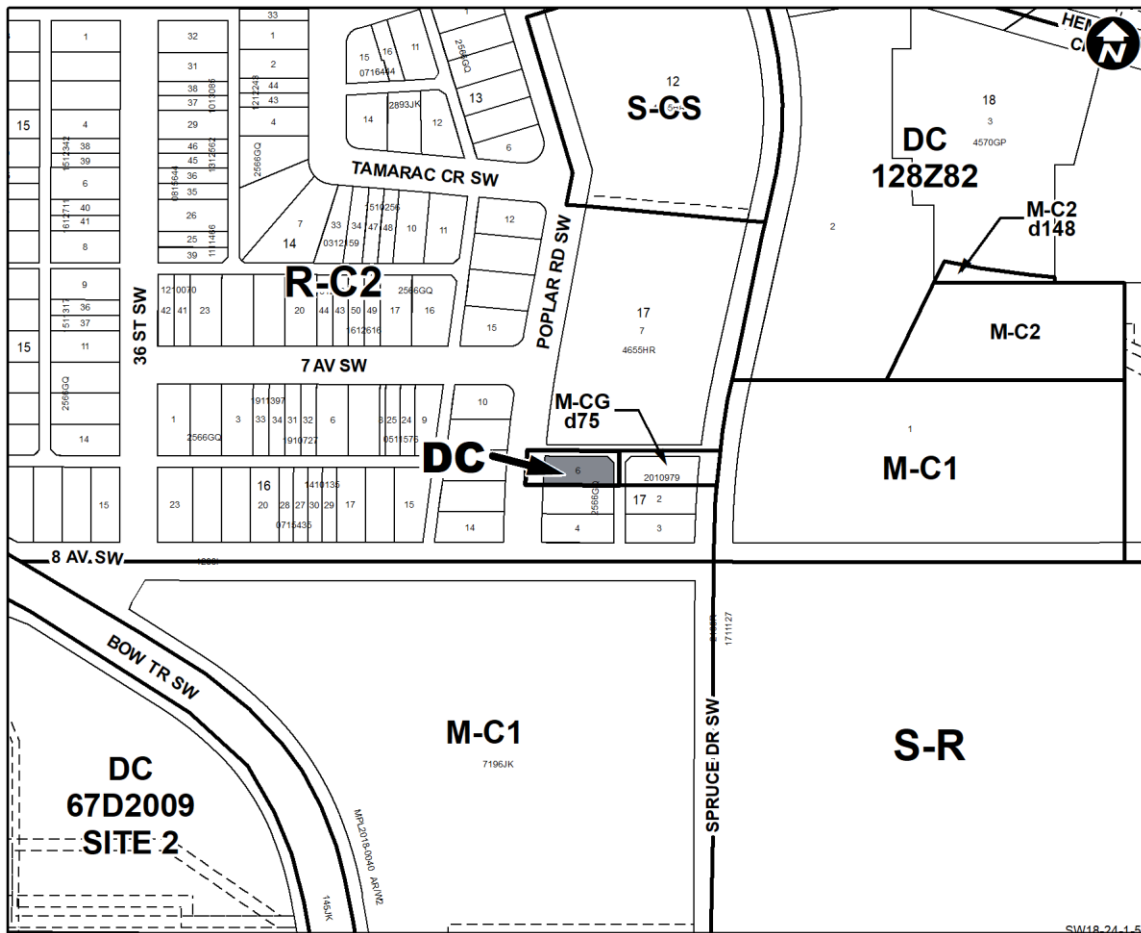
SCHEDULE A



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SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to accommodate a rowhouse where units may face a lane or a public street.

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.

Use Definitions

- 4 In this Direct Control District Bylaw:

(a) “**Rowhouse**” means a *use* where a *building*:

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- (i) 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 public **street** or a **lane**;
- (iii) where no intervening **building** is located between the façade of each **Dwelling Unit** and the **adjacent** public **street** or **lane**;
- (iv) where each **Dwelling Unit** has a separate direct entry from **grade** to an **adjacent** public sidewalk or an **adjacent** public **street** or **lane**;
- (v) where no **Dwelling Unit** is located wholly or partially above another **Dwelling Unit**; and
- (vi) may contain a **Secondary Suite** within a **Dwelling Unit**.

Permitted Uses

5 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

6 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) **Rowhouse.**

Bylaw 1P2007 District Rules

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

Parcel Coverage for Rowhouse

8 The maximum cumulative **building coverage** over all **parcels** subject to a single **development permit** for a **Rowhouse** is 60.0 per cent.

Building Setback Areas

- 9**
- (1) Unless otherwise provided in subsection (2), the minimum depth of all **setback areas** must be equal to the minimum **building setback** required in the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007.
 - (2) The minimum depth of all **setback areas** for a **Rowhouse** must be equal to the minimum **building setbacks** required by Section 10 of this Direct Control District Bylaw.

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Building Setbacks for Rowhouse

10 For a **Rowhouse**:

- (a) The minimum **building setback** from a **property line** shared with Poplar Road SW is 3.0 metres.
- (b) The minimum **building setback** from a **property line** shared with a **parcel** designated as a **residential district** is 1.2 metres.
- (c) There is no requirement for a **building setback** from a **property line** shared with a **lane**.

Building Height for Rowhouse

11 (1) For a **Rowhouse**, the maximum **building height**:

- (a) is the greater of:
 - (i) the highest geodetic elevation of a **main residential building** on the adjoining **parcel**; or
 - (ii) 7.0 metres from **grade**, measured at the shared **property line**; and
- (b) increases at a 45 degree angle to a maximum of 11.0 metres measured from **grade**.

- (2) For a **Rowhouse** the maximum area of a horizontal cross section through a **building** at 9.5 metres above average **grade** must not be greater than 75.0 per cent of the maximum area of a horizontal cross section through the **building** between **average grade** and 8.6 metres.

Outdoor Private Amenity Space for Rowhouse

12 Each **unit** of a **Rowhouse** must have direct access to **private amenity space** that:

- (a) is provided outdoors;
- (b) has a minimum total area of 20.0 square metres; and
- (c) may be divided over a maximum of two **amenity spaces** where:
 - (i) one **amenity space** has no dimension less than 3.0 metres; and
 - (ii) the second **amenity space** has minimum contiguous area of 7.5 square metres with no dimension less than 1.5 metres.

Privacy Walls for Rowhouse

13 A **deck** or **balcony** attached to a **Rowhouse** within 1.2 metres of a party wall must have a solid **privacy wall** that:

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- (a) is a minimum of 2.0 metres in height;
- (b) is a maximum of 3.0 metres in height; and
- (c) extends the full depth of the **balcony** or **deck**.

Balconies for Rowhouse

- 14** (1) Where a **balcony** is located on the roof of the first or second **storey** of a **Rowhouse** and does not overhang any façade of the **storey** below, the **balcony** may have a maximum **floor area** that equals 30.0 per cent of the horizontal cross section of the **storey** below.
- (2) A **balcony** attached to a **Rowhouse** may be located on:
- (a) a side façade of a **building**:
 - (i) where it forms part of the front façade and is not recessed back more than 4.5 metres from the front façade; or
 - (ii) where it is on the **street** side of the **parcel**;
 - (b) a rear façade of a **building** where:
 - (i) it does not form part of the side façade unless the side façade is on the **street** side of the **parcel**; and
 - (ii) a privacy wall that is a minimum of 2.0 metres in height and a maximum of 3.0 metres in height is provided where the **balcony** is facing a **side property line** shared with an **adjacent building**.
- (3) A **balcony** must not be on the rear façade of a **Rowhouse** with a height greater than 6.0 metres, when measured vertically at any point from **grade** to the platform of the **balcony**.

Motor Vehicle Parking for Rowhouse

- 15** A **Rowhouse**:
- (a) requires a minimum of 1.0 **motor vehicle parking stalls** per **Dwelling Unit**; and
 - (b) does not require **bicycle parking stalls – class 1 or class 2**.

Landscaping for Rowhouse

- 16** A minimum of 2.0 trees are required for each **unit** of a **Rowhouse**.

Relaxations

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