

PROPOSED

CPC2022-0532
ATTACHMENT 3

BYLAW NUMBER 115D2022

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2021-0163/CPC2022-0532)**

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 _____

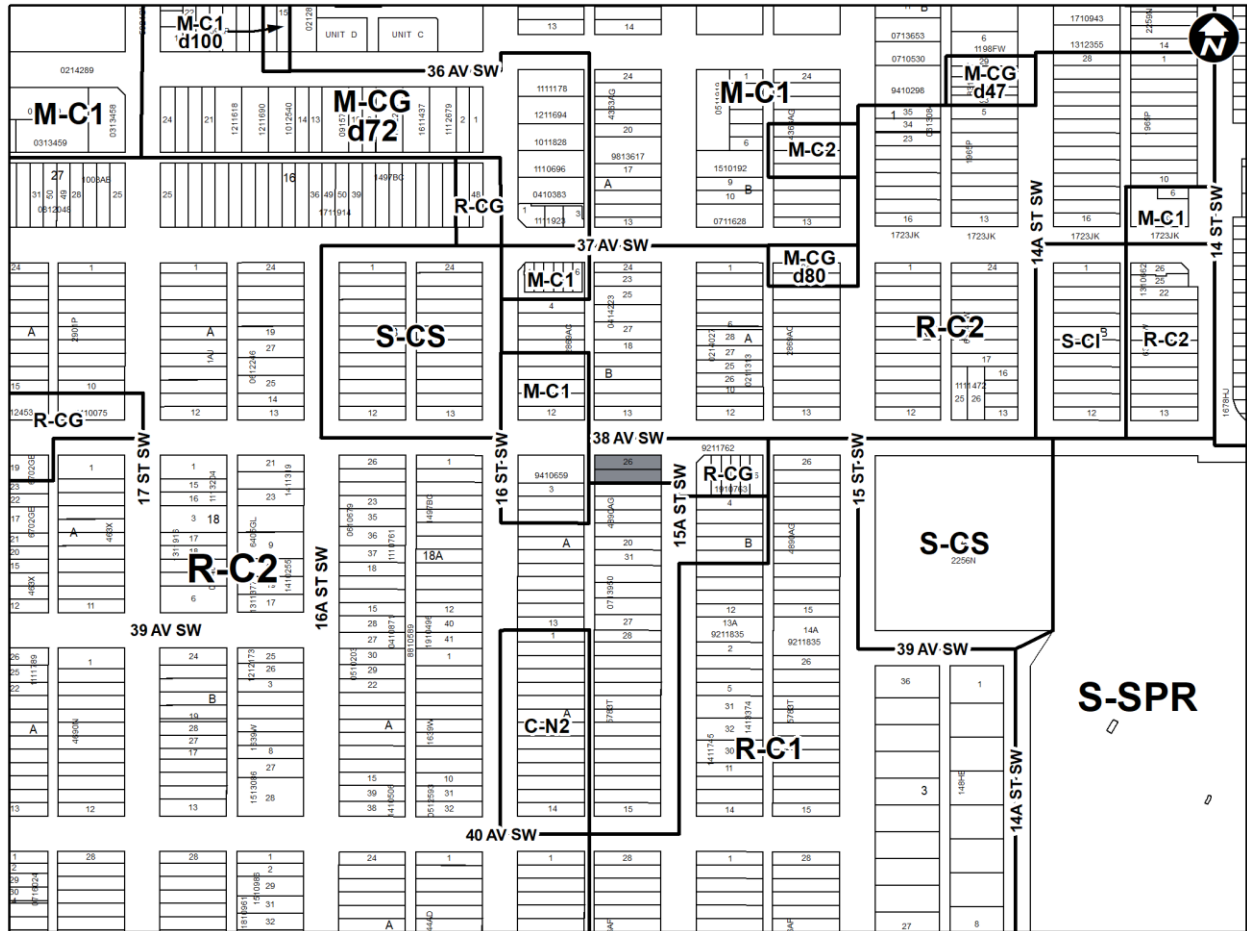
CITY CLERK

SIGNED ON _____

PROPOSED

AMENDMENT LOC2021-0163/CPC2022-0532
BYLAW NUMBER 115D2022

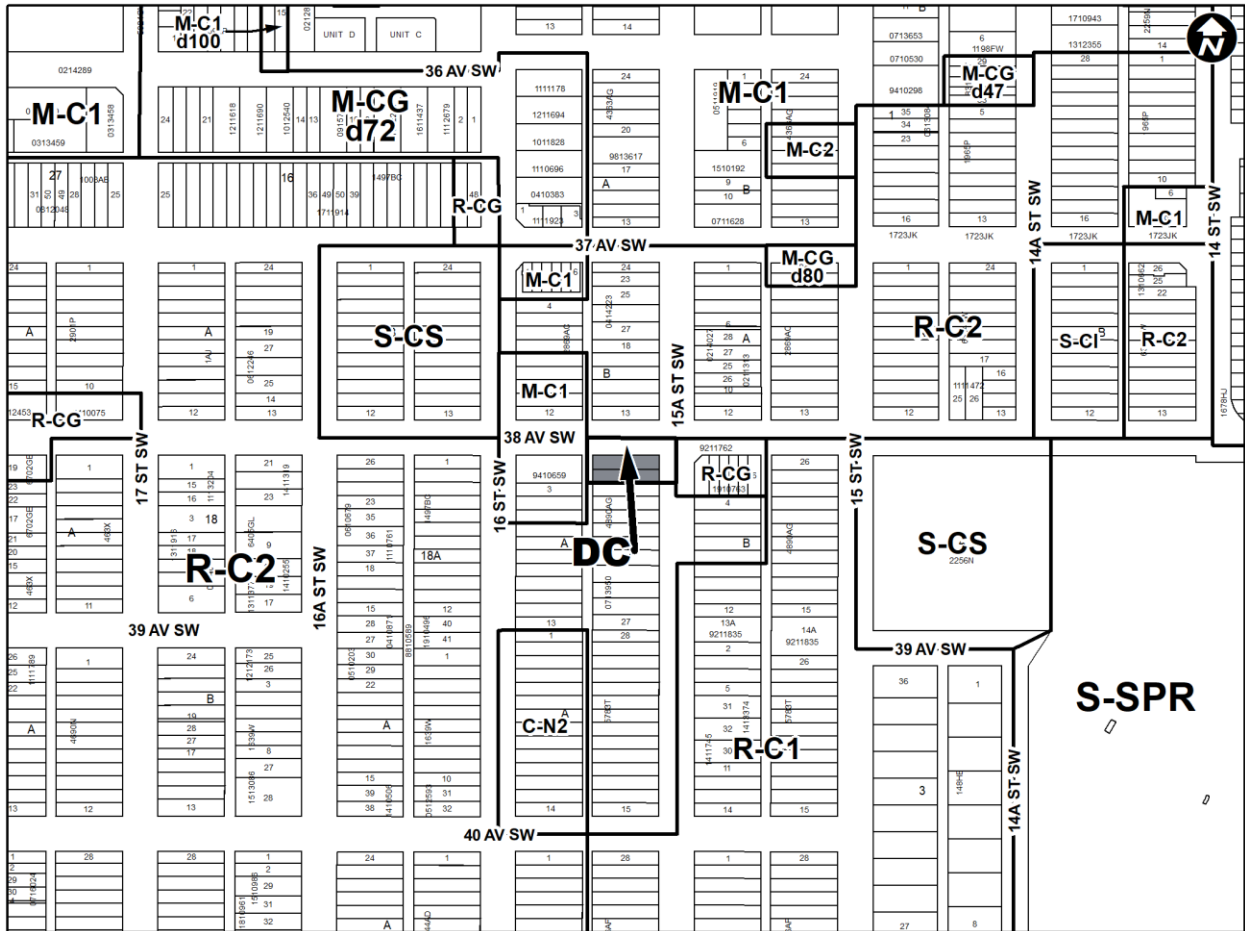
SCHEDULE A



PROPOSED

AMENDMENT LOC2021-0163/CPC2022-0532
BYLAW NUMBER 115D2022

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) accommodate grade-oriented residential development of low height and medium density;
- (b) accommodate secondary suites with reduced vehicle parking requirements; and
- (b) provide for a sensitive transition to adjacent low-density residential development.

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.

PROPOSED

AMENDMENT LOC2021-0163/CPC2022-0532
BYLAW NUMBER 115D2022

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:

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.

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.

Density

- 7 The maximum **density** on this **parcel** is 85 **units** per hectare.

Amenity Space

- 8 (1) For a **Rowhouse Building**, each **unit** must have access to a minimum **amenity space** of 7.5 square metres.
- (2) For a **Secondary Suite**, each **unit** must have access to a minimum **amenity space** of 5.0 square metres.
- (3) **Private amenity space** must:
- (a) be provided outdoors;
 - (b) have direct access from each **unit**;
 - (c) have a minimum area of 5.0 square metres; and
 - (d) have no dimension of less than 2.0 metres.

Motor Vehicle Parking Stalls

- 9 (1) Unless otherwise provided in subsection (2) the minimum number of **motor vehicle parking stalls** is 1.0 stall per **unit**.
- (2) The minimum number of **motor vehicle parking stalls** for **Secondary Suite** is reduced to zero where:
- (a) the floor area of a **Secondary Suite** 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

PROPOSED

AMENDMENT LOC2021-0163/CPC2022-0532
BYLAW NUMBER 115D2022

- (ii) has an area of at least 2.5 square metres or more for every **Secondary Suite** that is not provided with a **motor vehicle parking stall**.
- (3) **Parcel coverage** excludes the **building coverage** area required by subsection (2)(b).

Relaxations

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