

BYLAW NUMBER 43D2015

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2013-0037)**

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.

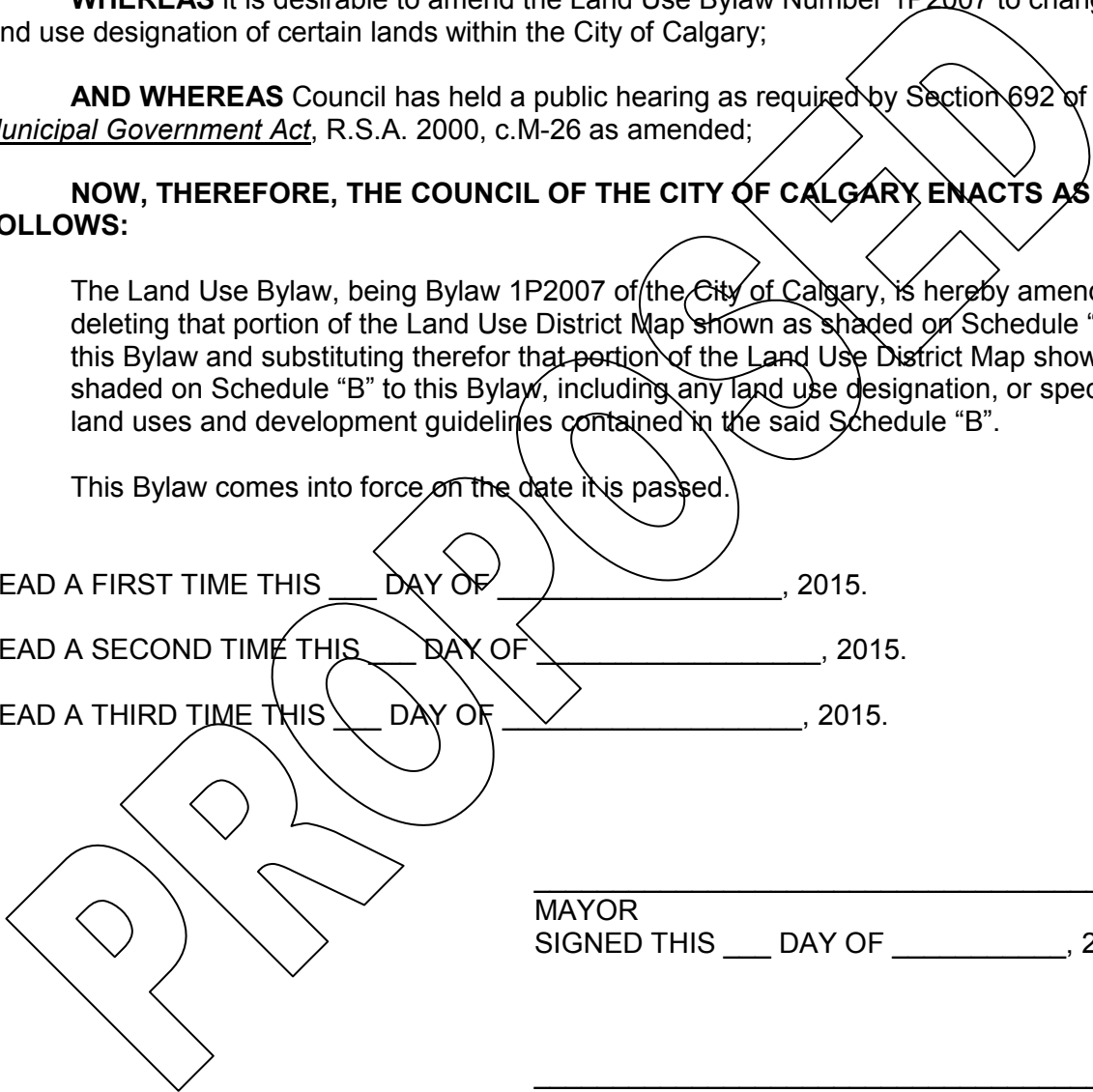
READ A FIRST TIME THIS ___ DAY OF _____, 2015.

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

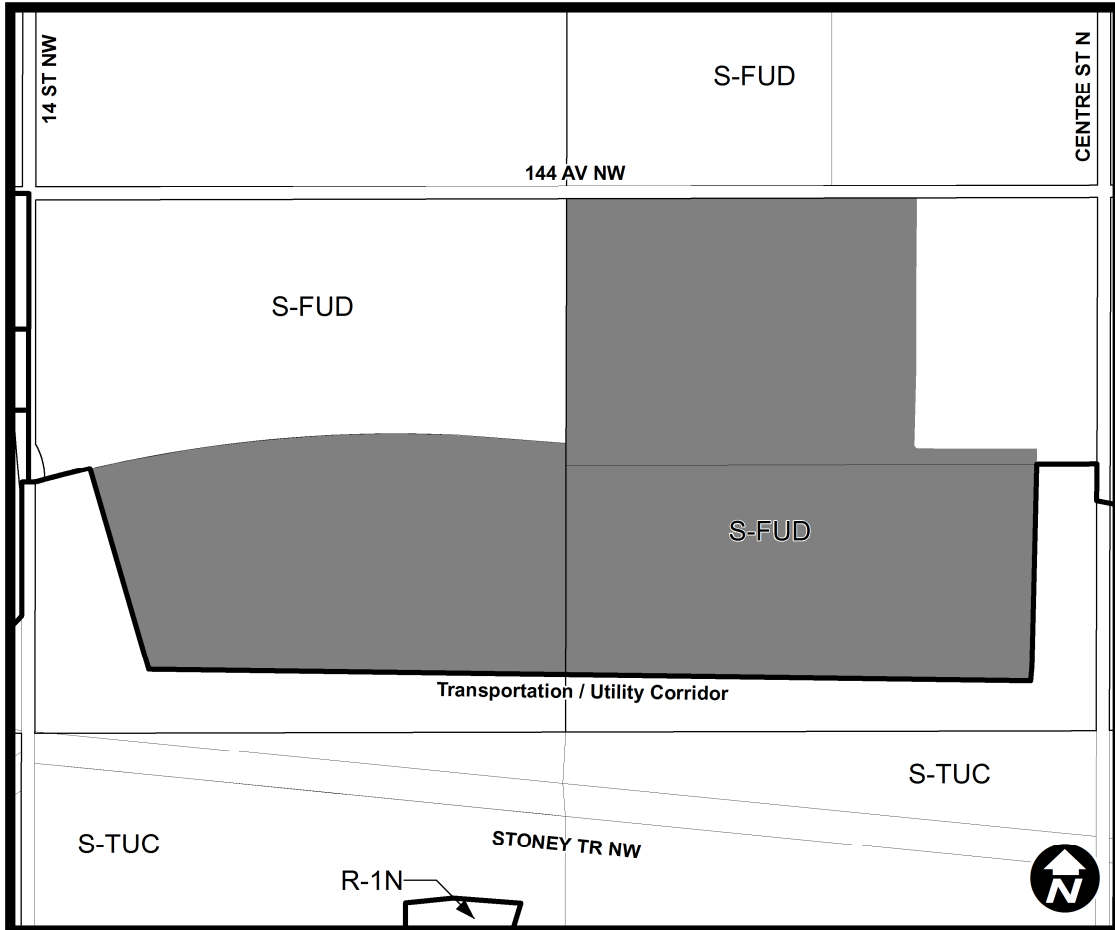
READ A THIRD TIME THIS ___ DAY OF _____, 2015.

MAYOR
SIGNED THIS ___ DAY OF _____, 2015.

CITY CLERK
SIGNED THIS ___ DAY OF _____, 2015.

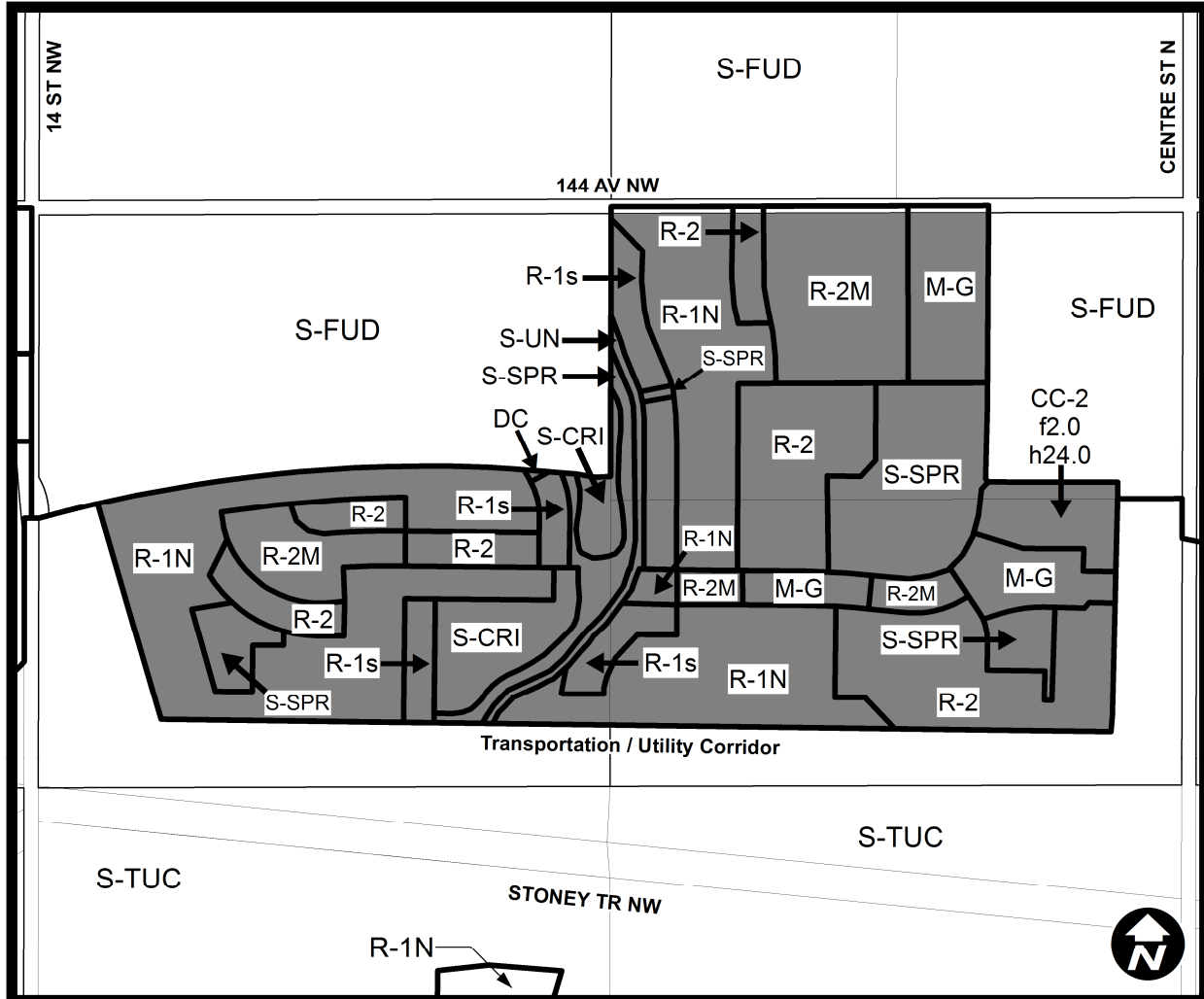


SCHEDULE A



PROPOSED

SCHEDULE B



DC DIRECT CONTROL DISTRICT

PROPOSED

Purpose

- 1 This Direct Control District is intended to accommodate residential development in the form of **Single Detached Dwellings**, with the option of **Secondary Suites**, **Semi-detached Dwellings** and **Rowhouse Buildings**, on small-scale lots in the **Developing Area**.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Part 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 following **uses** are **permitted uses** in this Direct Control District:

- (a) **Accessory Residential Building;**
- (b) **Home Based Child Care – Class 1;**
- (c) **Home Occupation – Class 1;**
- (d) **Park;**
- (e) **Protective and Emergency Services;**
- (f) **Semi-detached Dwelling;**
- (g) **Rowhouse Building;**
- (h) **Secondary Suite;**
- (i) **Sign – Class A;**
- (j) **Single Detached Dwelling; and**
- (k) **Utilities.**

Discretionary Uses

- 5 The following **uses** are **discretionary uses** in this Direct Control District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Backyard Suite;**
- (d) **Bed and Breakfast;**
- (e) **Community Entrance Feature;**
- (f) **Custodial Care;**
- (g) **Home Based Child Care – Class 2;**
- (h) **Home Occupation – Class 2;**
- (i) **Place of Worship – small;**
- (j) **Power Generation Facility – small;**

- (k) **Residential Care;**
- (l) **Sign – Class B;**
- (m) **Sign – Class C;**
- (n) **Temporary Residential Sales Centre;** and
- (o) **Utility Building.**

Bylaw 1P2007 District Rules

- 6 (1) Unless otherwise specified, the rules of the Residential Low Density Multiple Dwelling (R-2M) District of Bylaw 1P2007 apply to **Semi-detached Dwellings** and **Rowhouse Buildings** in this Direct Control District.
- (2) The rules of the Residential-One Dwelling (R-1s) District of Bylaw 1P2007 apply to all other **uses** in this Direct Control District.

Number of Main Residential Buildings on a Parcel

- 7 The maximum number of **main residential buildings** allowed on a **parcel** is one.

Laned Parcel

- 8 Each **parcel** with a width of less than 5.0 metres containing one **unit** of a **Rowhouse Building** must:
- (a) share a **property line** with a **lane** that provides vehicle access; and
 - (b) not have direct vehicle access to a **street**.

Parcel Width

- 9 (1) The minimum **parcel width** for a **Single Detached Dwelling** is:
- (a) 9.0 metres for a **laneless parcel**;
 - (b) 8.0 metres for a **laned parcel**;
 - (c) subject to (d), 11.0 metres for a **parcel** containing a **Secondary Suite**; and
 - (d) 13.0 metres for a **parcel** containing a **Backyard Suite**.
- (2) The minimum **parcel width** for each **parcel** containing one **unit** of a **Semi-detached Dwelling** is:
- (a) 7.2 metres for a **corner parcel**; and
 - (b) 6.0 metres in all other cases.
- (3) The minimum **parcel width** for each **parcel** containing one **unit** of a **Rowhouse Building** is:
- (a) 4.5 metres for a **corner parcel**; and
 - (b) 3.3 metres in all other cases.

Parcel Depth

- 10 (1) Unless otherwise referenced in subsection (2) or (3), the minimum **parcel depth** is 18.5 metres.
- (2) The minimum **parcel depth** for a **laneless parcel** containing a **Single Detached Dwelling** is 26.0 metres.
- (3) The minimum **parcel depth** for a **parcel** containing a **Secondary Suite** is 26.0 metres.

Parcel Area

- 11 (1) The minimum **parcel area** for each **parcel** containing a **Single Detached Dwelling** is:
- (a) 208.0 square metres for a **laneless parcel**;
 - (b) 148.0 square metres for a **laned parcel**;
 - (c) 286.0 square metres for a **parcel** containing a **Secondary Suite** or a **Backyard Suite** that is located in the same **building** as a detached **private garage**; and
 - (d) 338.0 square metres for a **parcel** containing a **Backyard Suite** that is not located in the same **building** as a detached **private garage**.
- (2) The minimum **parcel area** for each **parcel** containing one **unit** of a **Semi-detached Dwelling** is 111.0 square metres.
- (3) The minimum **parcel area** for each **parcel** containing one **unit** of a **Rowhouse Building** is 62.0 square metres.

Parcel Coverage

- 12 (1) The maximum **parcel coverage** for each **parcel** containing a **Single Detached Dwelling** is:
- (a) 55.0 percent of the area of a **laneless parcel**; and
 - (b) 70.0 percent of the area of a **laned parcel**.
- (2) The maximum **parcel coverage** for each **parcel** containing one **Dwelling Unit** of a **Semi-detached Dwelling** or a **Rowhouse Building** is 90.0 percent of the area of the **parcel**.
- (3) The maximum **parcel coverage** referenced in subsection (1) and (2) must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not located in a **private garage**.

Building Setback from Front Property Line

- 13 (1) The minimum **building setback** from a **front property line** is 1.5 metres for
- (a) a **porch**;
 - (b) a **balcony**;
 - (c) a column; or
 - (d) a post.
- (2) In all other cases, the minimum **building setback** from a **front property line** is:
- (a) 2.0 metres for a **laned parcel**; and
 - (b) 3.0 metres for a **laneless parcel**.

Building Setback from Rear Property Line

- 14 (1) The minimum **building setback** from a **rear property line** is:
- (a) 0.6 metres for a **laned parcel**; and
 - (b) 7.5 metres for a **laneless parcel**.
- (2) Notwithstanding section 338(4) of Bylaw 1P2007, when an attached **private garage** has a **balcony** or **deck**, the minimum setback from a **rear property line** for a **balcony** or **deck** is 0.6 metres.

Building Setback from Side Property Line

- 15 (1) Unless otherwise reference in subsection (2), (3) or (4), the minimum **building setback** from any **side property line** is 1.2 metres.
- (2) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 1.2 metres, provided there is no portion of a **building** located within 3.0 metres of:
- (a) the back of a **public sidewalk**; or
 - (b) the **curb** where there is no **public sidewalk**.
- (3) Eaves may project a maximum of 0.6 metres into any **side setback area**.
- (4) For **parcels** of less than 13.0 metres in width, the **building setback** required may be reduced to 0.6 metres where:
- (a) the owner of the **parcel** proposed for **development** and the owner of the adjacent **parcel** register, against both titles, a 1.8 metre exclusive private access easement; and
 - (b) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.

Amenity Space

- 16 (1) Unless otherwise referenced in subsection (4), a **porch, balcony, deck** or **patio** must not be located in the **setback area**.
- (2) Each **Dwelling Unit** of a **Semi-detached Dwelling** or a **Rowhouse Building** on a **laned parcel** must have a **private amenity space**:
- (a) provided for the private use of the occupants of the **Dwelling Unit**;
 - (b) that has a minimum area of 15.0 **square** metres with no dimension less than 2.0 metres; and
 - (c) in the form of a **porch, balcony, deck, patio** or **landscaped area**.
- (3) Where a **patio** is located within 4.0 metres of a **side property line** of a **parcel** containing a **Dwelling Unit** of a **Semi-detached Dwelling** or a **Rowhouse Building**, it must be screened.
- (4) A **patio** may be located in the **front setback area** or in a **setback area** on the **street** side of a **corner parcel** containing a **Dwelling Unit** of a **Semi-detached Dwelling** or a **Rowhouse Building**.
- (5) Section 340(1) and (2) of Bylaw 1P2007 shall not apply to **balconies**.

Building Height

- 17 The maximum **building height** is 13.0 metres.