

PROPOSED

CPC2022-0875
ATTACHMENT 3

BYLAW NUMBER 146D2022

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2022-0033/CPC2022-0875)**

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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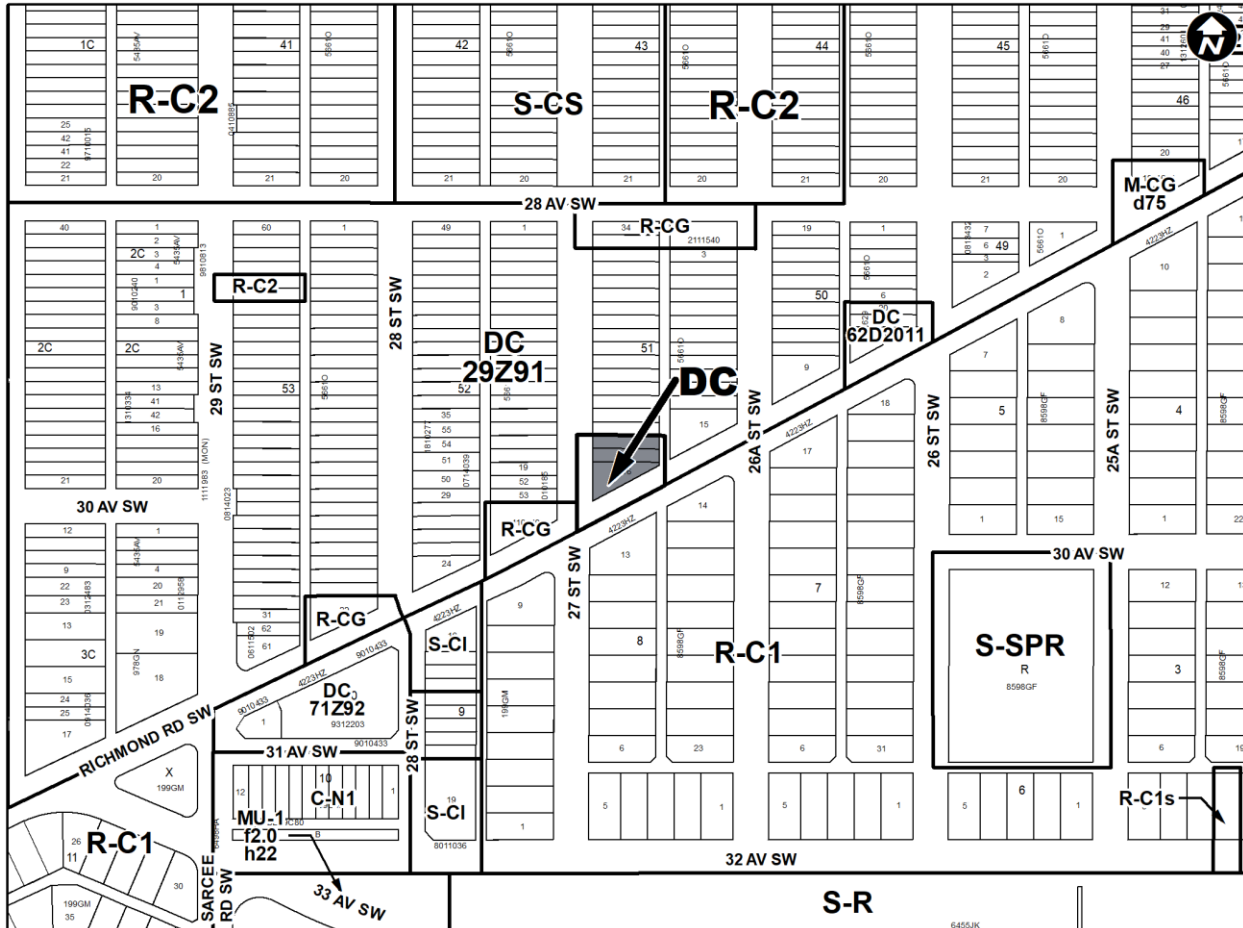
SCHEDULE A



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SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) accommodate grade-oriented residential development of low height and low density;
- (b) accommodate secondary suites with reduced vehicle parking requirements; and
- (c) allow for a combination of common and private amenity space.

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.

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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.

General Definitions

- 4 In this Direct Control District:

- (a) “**floor area**” means the total horizontal area of every enclosed floor and mezzanine used exclusively by a single **unit**. For **Secondary Suites**, this calculation does not include stairwells, **landings**, and mechanical or electrical rooms.

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 Bylaw.

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 Bylaw.

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 Bylaw.

Outdoor Private Amenity Space

- 8 The required **amenity space** must be provided in accordance with Section 9 of this Direct Control District Bylaw.

Amenity Space

- 9 (1) The required minimum **amenity space** for a **Dwelling Unit** is 20.0 square metres.
- (2) The required minimum **amenity space** for a **Secondary Suite** is 7.5 square metres.
- (3) The required **amenity space** may be provided as **private amenity space**, **common amenity space** or a combination of both.
- (4) **Private amenity space** must:
- (a) be provided outdoors;
- (b) have direct access from the associated **Dwelling Unit** or **Secondary Suite**;
- (c) have a minimum area of 7.5 square metres; and
- (d) have no dimension of less than 2.0 metres.

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(5) **Common amenity space:**

- (a) must be provided as **common amenity space – outdoors**;
- (b) must have a minimum contiguous area of 50.0 square metres;
- (c) must have a minimum dimension of 6.0 metres; and
- (d) may include a shared walkway in the measurement of the minimum dimension required in subsection (c).

Motor Vehicle Parking Stalls

- 10 (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** 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;
 - (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**; and
 - (iii) must incorporate a minimum of one **bicycle parking stall – class 1**.
- (3) **Parcel coverage** excludes the **building coverage** area required by subsection (2)(b).

Waste, Recycling and Organics

- 11 A storage area for waste, recycling and organics containers must be provided on-site in a location approved by the **Development Authority**.

Relaxations

- 12 The **Development Authority** may relax the rules contained in Sections 7 through 9 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.