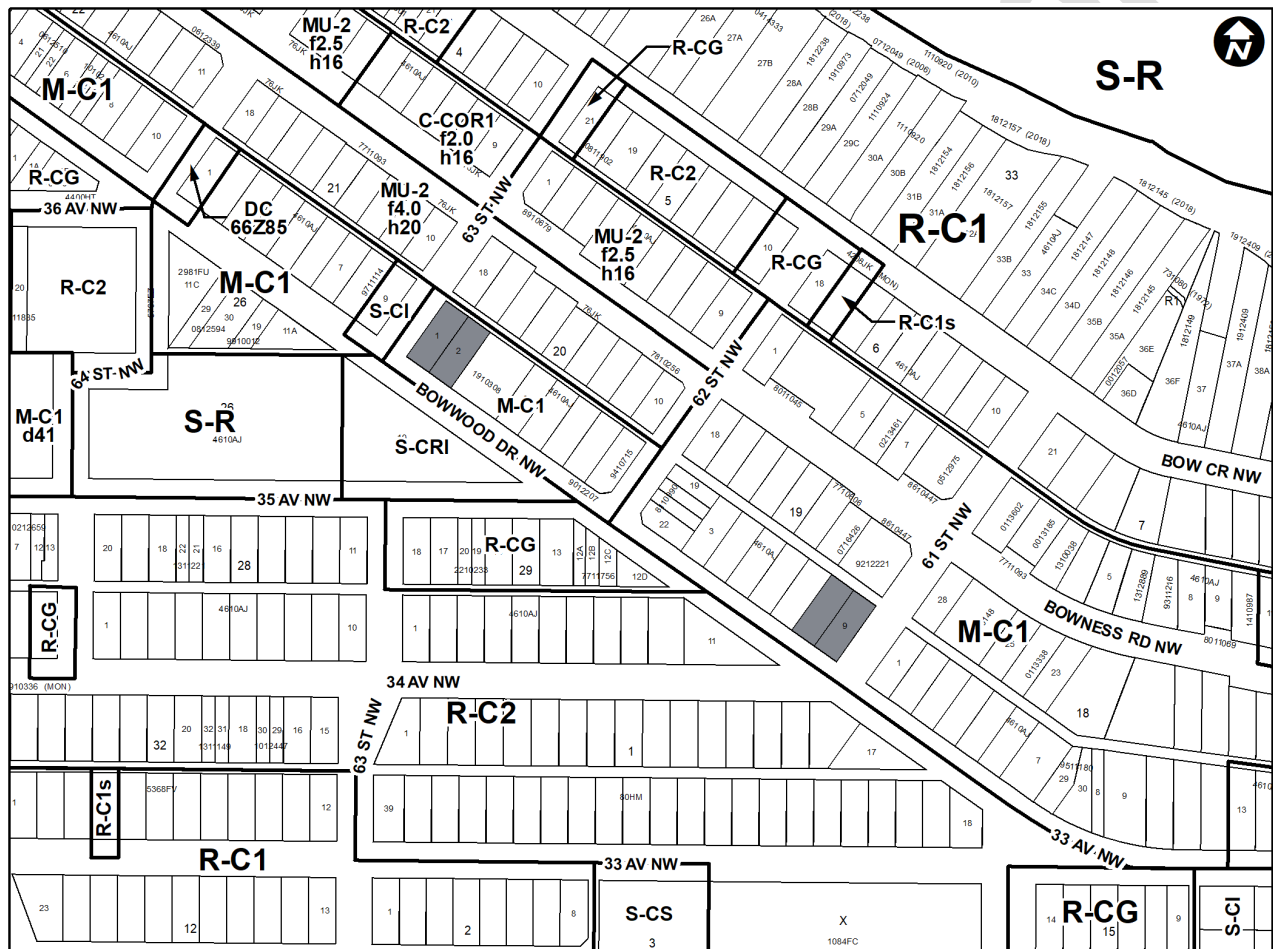


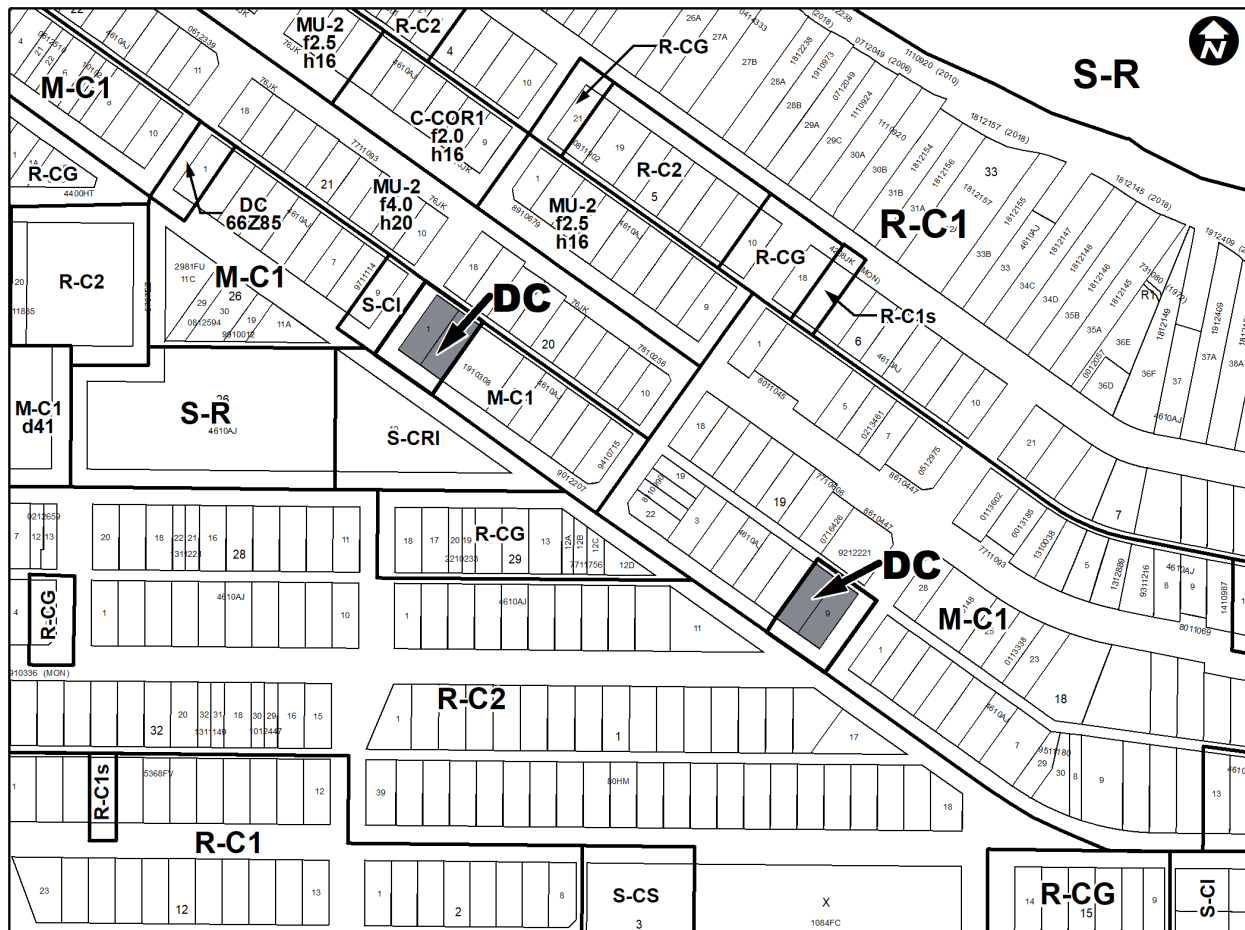
Proposed Direct Control District

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".

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to accommodate low-density residential development in a variety of forms and unit configurations that may have basement secondary suites.

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.

General Definitions

4 In this Direct Control District Bylaw:

- (a) “**DC density**” means the number of **Dwelling Units** on a *parcel*, expressed in **units** per hectare, but does not include **Basement Secondary Suites** or **Backyard Suites**.
- (b) “**floor area**” means the total horizontal area of every enclosed floor and mezzanine used exclusively by a single **unit**. For **Basement Secondary Suites**, this calculation does not include stairwells, **landings**, and mechanical or electrical rooms.

Defined Uses

5 In this this Direct Control District:

- (a) “**Basement Secondary Suite**” means a **use** that:
 - (i) contains two or more rooms used or designed to be used as a residence by one or more persons;
 - (ii) contains a kitchen, living, sleeping and sanitary facilities;
 - (iii) is self-contained and located within a **Dwelling Unit**;
 - (iv) is considered part of and secondary to a **Dwelling Unit**;
 - (v) must be contained in a **Dwelling Unit**;
 - (vi) must be located in the **basement**, and
 - (vii) must provide direct access to **grade**.

Permitted Uses

6 The **permitted uses** of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the exclusion of:

- (a) **Secondary Suite**.

Discretionary Uses

7 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) **Dwelling Unit**; and
- (b) **Basement Secondary Suite**.

Bylaw 1P2007 District Rules

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

Density

9 The maximum **DC density** is 75 **units** per hectare.

Building Height

10 The maximum **building height** is 13.0 metres.

Grade Orientation of Units

11 (1) All **Dwelling Units** must provide individual, separate, direct access to **grade**.

(2) No **Dwelling Unit** may be located wholly or partially above another **Dwelling Unit**.

Street Orientation of Units

12 Each **Dwelling Unit** with a façade **facing** a **property line** shared with a **street** must have one or more of the following:

- (a) an entrance within 4.5 metres of that **property line**;
- (b) a sidewalk providing direct access from the **street** to the **unit**; and
- (c) a **patio, porch, or landing** which has direct access from the **street** to the **unit**.

Parcel Coverage

13 (1) Unless otherwise provided in subsection (2), the maximum cumulative **building coverage** for all the **parcels** subject to a single **development permit** is 60.0 per cent.

(2) The maximum **parcel coverage** referenced in subsection (1) must be reduced by 21.0 square metres for each **motor vehicle parking stall** that has been provided and is not located in a **private garage**.

Building Depth for Dwelling Units

14 There is no maximum **building depth** for a **main residential building** where:

- (a) there is more than one **main residential building** on the **parcel**; and
- (b) the minimum separation distance between the **main residential buildings** contained on the **parcel** is 6.0 metres.

Building Setback Areas

15 The minimum depth of all **setback areas** must be equal to the minimum **building setbacks** required in Section 16 of this Direct Control District Bylaw and Sections 538, 539 and 540 of Bylaw 1P2007.

Building Setback from Front Property Line

16 The minimum **building setback** from a **property line** shared with Bowwood Drive NW is 3.0 metres.

Outdoor Private Amenity Space

- 17 (1) The required minimum **amenity space** is:
- (a) 20.0 square metres per **Dwelling Unit**; and
 - (b) 7.5 square metres per **Basement Secondary Suite**.
- (2) The required **amenity space** may be provided as **private amenity space** or **common amenity space** or a combination of both.
- (3) **Amenity space** provided as **private amenity space** must:
- (a) be provided outdoors;
 - (b) have direct access from the associated **unit**;
 - (c) have a minimum area of 7.5 square metres; and
 - (d) have a minimum dimension of 3.0 metres.
- (4) **Amenity space** provided as **common amenity space** must:
- (a) be provided outdoors;
 - (b) have direct access from the associated **units**;
 - (c) be centrally located in a single contiguous area; and
 - (d) have a minimum dimension of 6.0 metres.

Motor Vehicle Parking Stalls

- 18 (1) The minimum number of **motor vehicle parking stalls** is 1.0 stall per **Dwelling Unit**.
- (2) Unless otherwise referenced in subsection (3), the minimum number of **motor vehicle parking stalls** for a **Basement Secondary Suite** is 1.0 stall per **Dwelling Unit**.
- (3) The minimum number of **motor vehicle parking stalls** for a **Basement Secondary Suite** is reduced to zero where:
- (a) the **floor area** of a **Basement Secondary Suite** is 45.0 square metres or less;
 - (b) space is provided in a **building** for the occupant of the **Basement Secondary Suite** for storage of mobility alternatives such as bicycles or strollers that:
 - (i) is accessed directly from the exterior; and

- (ii) has an area of 2.5 square metres or more for every **Basement Secondary Suite** that is not provided with a ***motor vehicle parking stall***.

Relaxations

- 19** The ***Development Authority*** may relax the rules contained in Sections 8 and 10 through 17 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

TEXT FOR DISCUSSION