

# PROPOSED

CPC2022-1035  
ATTACHMENT 2

**BYLAW NUMBER 170D2022**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2022-0076/CPC2022-1035)**

\*\*\*\*\*

**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 \_\_\_\_\_

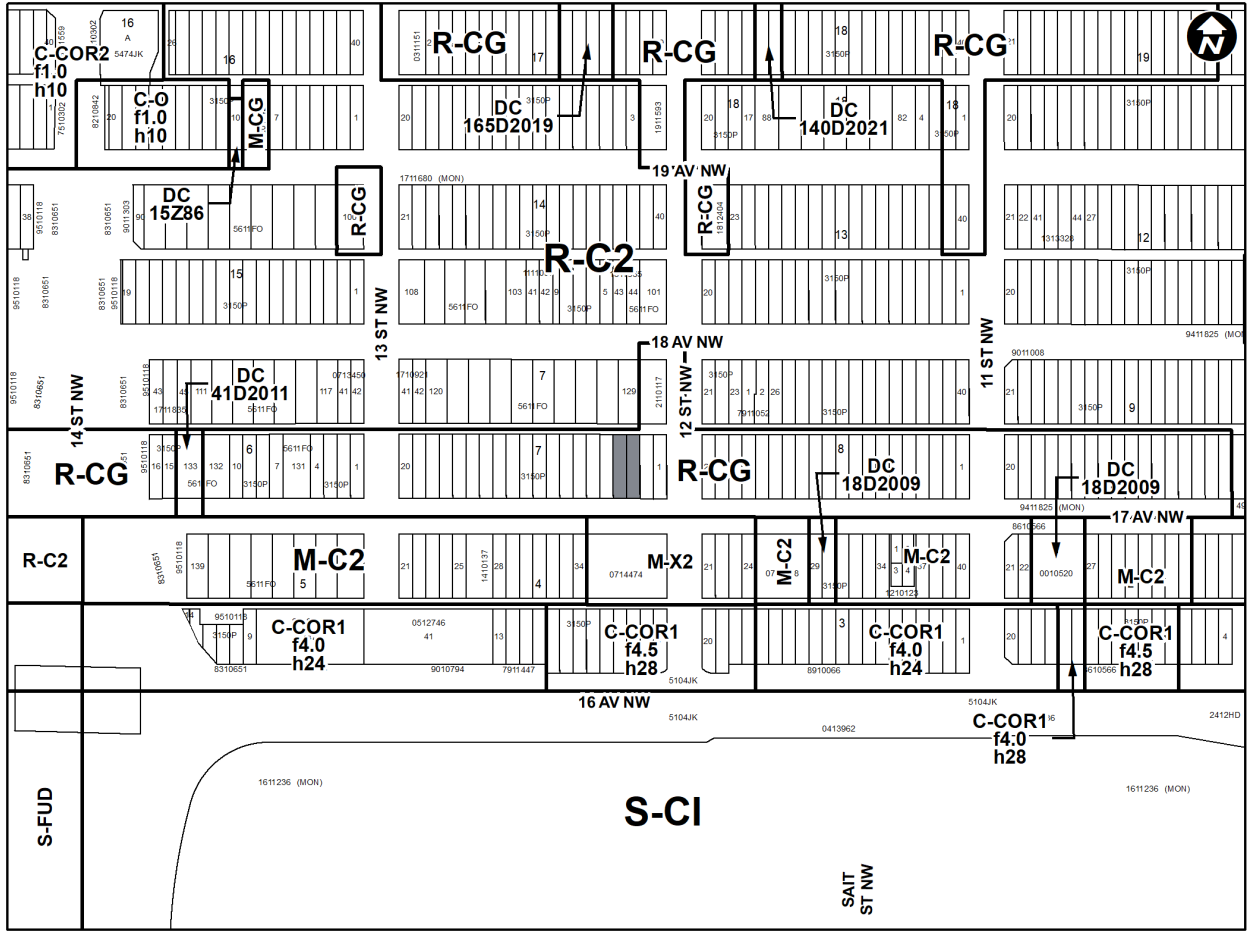
\_\_\_\_\_  
CITY CLERK

SIGNED ON \_\_\_\_\_

# PROPOSED

AMENDMENT LOC2022-0076/CPC2022-1035  
BYLAW NUMBER 170D2022

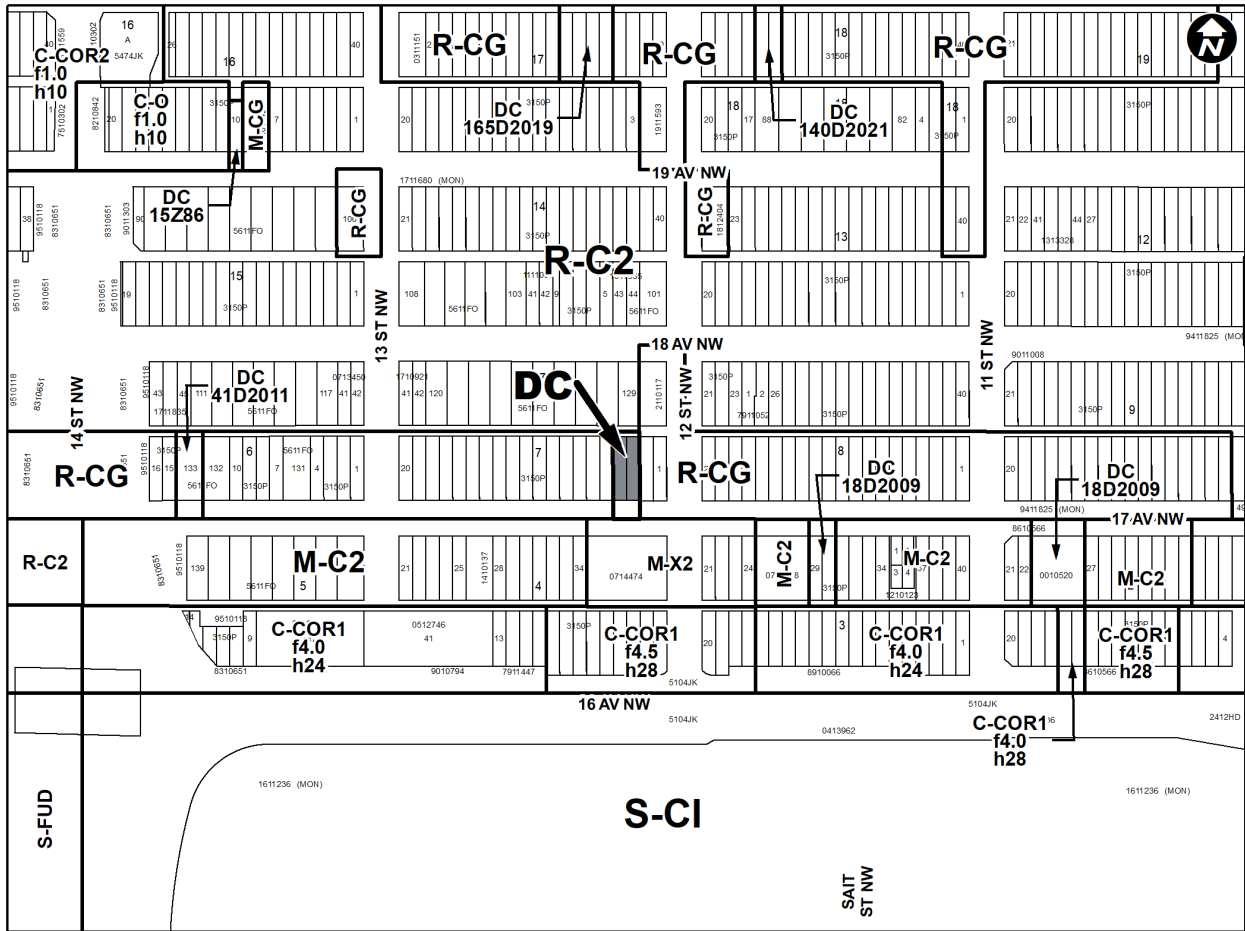
## SCHEDULE A



# PROPOSED

## AMENDMENT LOC2022-0076/CPC2022-1035 BYLAW NUMBER 170D2022

### SCHEDULE B



### DIRECT CONTROL DISTRICT

#### Purpose

1 This Direct Control District Bylaw is intended to:

- (a) allow for more than one semi-detached dwelling to be developed around a shared courtyard;
- (b) provide for multiple configurations of units; and
- (c) provide for a sensitive transition from 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 LOC2022-0076/CPC2022-1035 BYLAW NUMBER 170D2022

### 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) “**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.

### 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 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.

### Street Orientation of Units

- 8 (1) 50.0 per cent or more of the **units** in a **development** must have an exterior wall that directly faces a **street**.
- (2) The minimum width of the façade of a **unit** that directly faces a **street** is 5.0 metres.
- (3) Each **unit** with an exterior wall that directly faces a **street** must have:
- (a) an entrance within 4.5 metres of a **property line** shared with a **street**, and
- (b) a sidewalk providing direct access from the **street** to the **unit**.

### Building Depth and Building Separation for Semi-detached Dwellings

- 9 (1) Unless otherwise provided in subsection (2), the maximum **building depth** for a **Semi-detached Dwelling** is 65.0 per cent of the **parcel depth**.
- (2) There is no maximum **building depth** for a **Semi-detached Dwelling** contained between 50.0 per cent **parcel depth** and the **rear property line** where:
- (a) there is a **Semi-detached Dwelling** contained between the **front property line** and 50.0 per cent **parcel depth**; and

# PROPOSED

## AMENDMENT LOC2022-0076/CPC2022-1035 BYLAW NUMBER 170D2022

- (b) the minimum separation distance between a **Semi-detached Dwelling** contained on the front portion of the *parcel* and a **Semi-detached Dwelling** contained on the rear portion of the *parcel* is 6.0 metres.

### Building Setback Areas for Semi-detached Dwelling

**10** The minimum depth of all **setback areas** for a **Semi-detached Dwelling** must be equal to the minimum **building setbacks** required by Section 11 of this Direct Control District Bylaw.

### Building Setback for Semi-detached Dwelling

**11** For a **Semi-detached Dwelling** the minimum **building setback**:

- (a) from a **front property line** is 3.0 metres.
- (b) from a **side property line** is 1.2 metres.
- (c) from a **side property line** for a **private garage** attached to or ancillary to a **building** is 0.6 metres.
- (d) from a **rear property line** is 1.5 metres.

### Building Height for Semi-detached Dwelling

**12 (1)** Unless otherwise provided in subsection (2), the maximum **building height** for a **Semi-detached Dwelling** is 11.0 metres measured from **grade**.

**(2)** The maximum **building height** for a **Semi-detached Dwelling** on a *parcel* that shares a **property line** with another *parcel*:

- (a) is 8.0 metres at the shared **property line**; and
- (b) increases proportionately to a maximum of 11.0 metres at a distance of 3.0 metres from the shared **property line**.

### Additional Motor Vehicle Parking Stall Rules

**13 (1)** Unless otherwise referenced in subsection (2) the minimum number of **motor vehicle parking stalls** for a **Secondary Suite** is 1.0 stall per **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 and

# PROPOSED

AMENDMENT LOC2022-0076/CPC2022-1035  
BYLAW NUMBER 170D2022

(ii) has an area of at least 2.5 square metres.

- (3) **Parcel coverage** excludes the **building coverage** area required by subsection (2)(b).

## Waste, Recycling and Organics

- 14 Garbage, recycling and organics containers must be stored in a location approved by the **Development Authority**.

## Relaxations

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