

BYLAW NUMBER 112D2014

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2013-0028)**

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 _____, 2014.

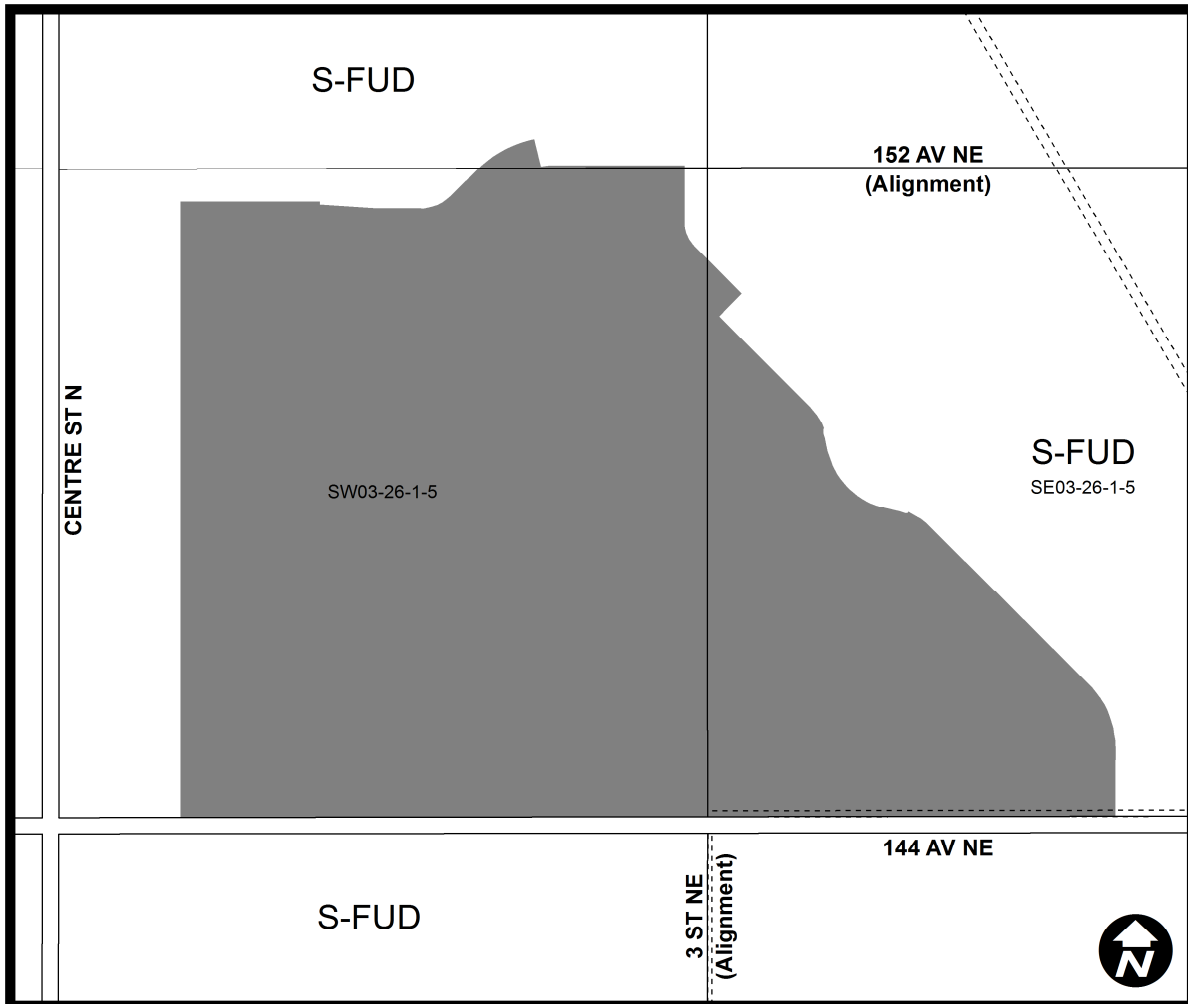
READ A SECOND TIME THIS ____ DAY OF _____, 2014.

READ A THIRD TIME THIS ____ DAY OF _____, 2014.

MAYOR
SIGNED THIS ____ DAY OF _____, 2014.

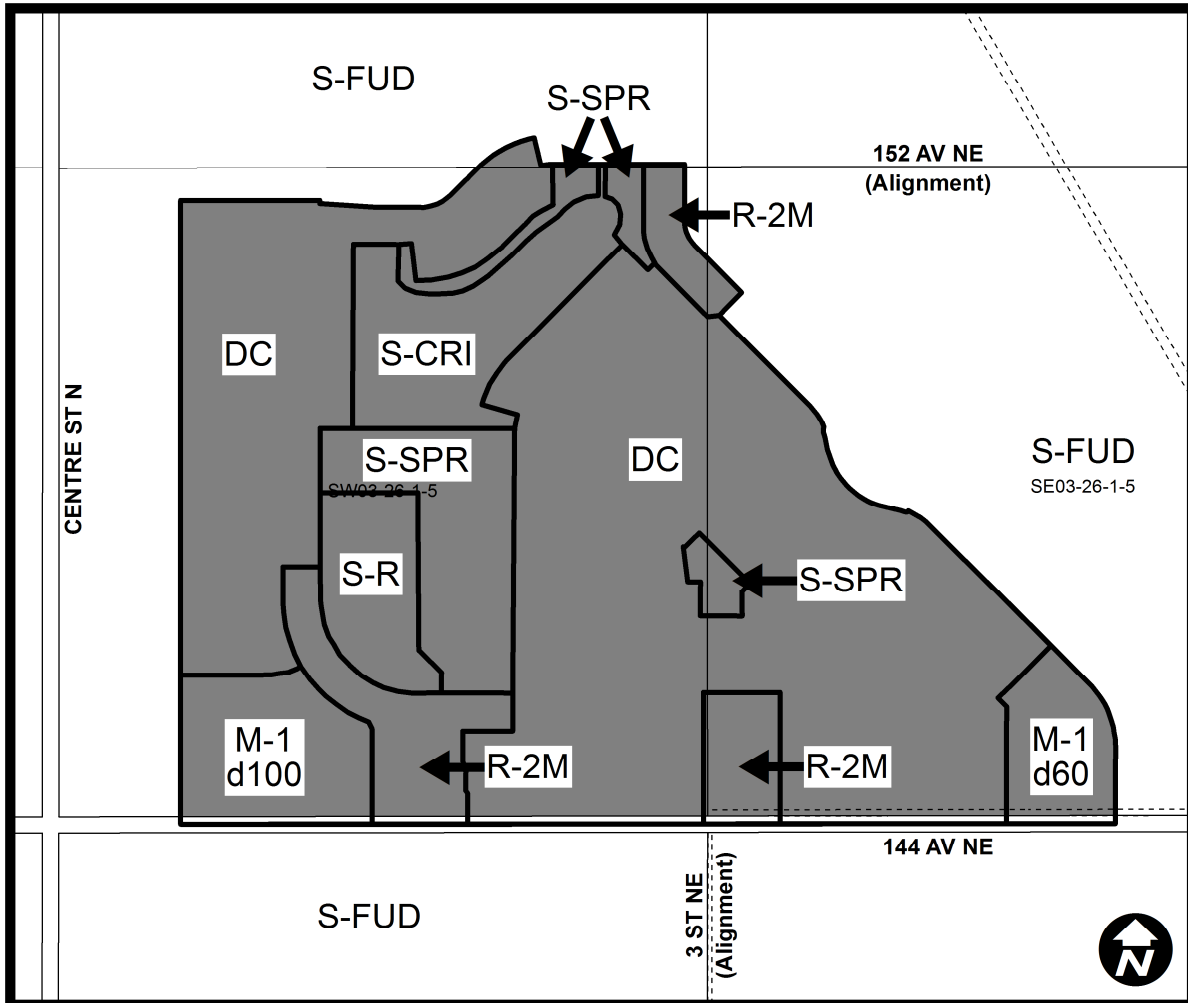
CITY CLERK
SIGNED THIS ____ DAY OF _____, 2014.

SCHEDULE A



PROPOSED

SCHEDULE B



DC DIRECT CONTROL DISTRICT

PROPOSED

**AMENDMENT LOC2013-0028
BYLAW NUMBER 112D2014**

Purpose

- 1** The Direct Control District is intended to accommodate a diversity of low density residential **development** in the form of **Rowhouses, Single Detached Dwellings, Semi-detached Dwellings, Duplex Dwellings** and accessory **Dwelling Units** in the **Developing Area**. The Direct Control District is intended as a flexible alternative to the R-1, R-1N and R-2 Districts in order to allow a greater integration of housing types and to allow intensification of the neighbourhood over time.

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** With 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** **(1)** The following **uses** are **permitted uses** in the Direct Control District:
- (a) **Accessory Residential Building;**
 - (b) **Duplex Dwelling;**
 - (c) **Home Based Child Care – Class 1;**
 - (d) **Home Occupation – Class 1;**
 - (e) **Park;**
 - (f) **Protective and Emergency Service;**
 - (g) **Secondary Suite;**
 - (h) **Secondary Suite – Detached Garage;**
 - (i) **Secondary Suite – Detached Garden;**
 - (j) **Semi-detached Dwelling;**
 - (k) **Sign – Class A;**
 - (l) **Single Detached Dwelling; and**
 - (m) **Utilities.**
- (2)** A **Rowhouse** is a **permitted use** in the Direct Control District where it is located on a **laned parcel**.

Discretionary Uses

- 5** **(1)** The following **uses** are **discretionary uses** in the Direct Control District:
- (a) **Addiction Treatment;**
 - (b) **Assisted Living;**
 - (c) **Bed and Breakfast;**
 - (d) **Community Entrance Feature;**
 - (e) **Custodial Care;**
 - (f) **Home Based Child Care – Class 2;**

- (g) **Home Occupation – Class 2;**
- (h) **Place of Worship – Small;**
- (i) **Power Generation Facility – Small;**
- (j) **Residential Care;**
- (k) **Sign – Class B;**
- (l) **Sign – Class C;**
- (m) **Sign – Class E;**
- (n) **Temporary Residential Sales Centre; and**
- (o) **Utility Building.**

(2) A **Rowhouse** is a **discretionary use** in the Direct Control District where it is located on a **laneless parcel**.

Rules

- 6 In addition to the rules in this District, all **uses** in this District must comply with:
- (a) the General Rules for Low Density Residential Land Use Districts referenced in Part 5, Division 1;
 - (b) the Rules Governing All Districts referenced in Part 3; and
 - (c) the applicable Uses And Use Rules referenced in Part 4.

Number of Main Residential Buildings on a Parcel

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

Density

- 8 The maximum **density** for a **parcel** designated with this Direct Control District is 50 **units** per hectare for **Rowhouses**.

Parcel Width

- 9 The minimum **parcel width** is:
- (a) 7.5 metres for a **parcel** containing a **Single Detached Dwelling**;
 - (b) 9.0 metres for a **parcel** containing a **Secondary Suite – Detached Garage** or **Secondary Suite – Detached Garden**;
 - (c) 13.0 metres for a **parcel** containing a **Duplex Dwellings**;
 - (d) 13.0 metres for a **parcel** containing a **Semi-detached Dwelling**, and if a **parcel** containing a **Semi-detached Dwelling** is subsequently subdivided, a minimum **parcel width** of 6.0 metres must be provided for each **Dwelling Unit**; and
 - (e) 5.0 metres for an individual **parcel** containing a **Dwelling Unit** in a **Rowhouse**.

Parcel Area

- 10 The minimum area of a **parcel** is:
- (a) 233.0 square metres for a **parcel** containing a **Single Detached Dwelling**;

- (b) 330.0 square metres for a **parcel** containing a **Duplex Dwelling**;
- (c) 330.0 square metres for a **parcel** containing a **Secondary Suite, Secondary Suite – Detached Garage** or **Secondary Suite – Detached Garden**;
- (d) 330.0 square metres for a **parcel** containing a **Semi-detached Dwelling**, and if a **parcel** containing a **Semi-detached Dwelling** is subsequently subdivided, a minimum area of 160.0 square metres must be provided for each **Dwelling Unit**; and
- (e) 160.0 square metres for a **parcel** containing an individual **Dwelling Unit** in a **Rowhouse**.

Parcel Coverage

- 11 (1) Unless otherwise referenced in subsections (2), (3), (4), (5) or (6), the maximum **parcel coverage** is 50.0 per cent of the area of the **parcel**.
- (2) Unless otherwise referenced in subsection (6), the maximum **parcel coverage** for a **Single Detached Dwelling** is 45.0 per cent of the area of the **parcel** where the **parcel** area is greater than 400.0 square metres.
- (3) Unless otherwise referenced in subsection (6), the maximum **parcel coverage** for a **Single Detached Dwelling** is 60.0 per cent of the area of the **parcel** where the **parcel** area is less than 300.0 square metres.
- (4) Unless otherwise referenced in subsection (6), the maximum **parcel coverage** for a **Duplex Dwelling** or **Semi-detached Dwelling** is 60.0 per cent of the area of the **parcel** where the **parcel** area is less than 600.0 square metres.
- (5) Unless otherwise referenced in subsection (6), the maximum cumulative **building coverage** for a **Rowhouse building** over all the **parcels** subject to a single **development permit** is 60.0 per cent of the area of the subject **parcels**.
- (6) The maximum **parcel coverage** referenced in subsections (1), (2), (3), (4) and (5), 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 Areas

- 12 The depth of all **setback areas** must be equal to the minimum **building setback** required by sections 13, 14 and 15.

Building Setback from Front Property Line

- 13 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 Side Property Line

- 14 (1) For a **laned parcel**, the minimum **building setback** from any **side property line** is 1.2 metres.

- (2) For a **parcel** with a **Rowhouse** or **Semi-detached Dwelling** there is no requirement for a **building setback** from the **property line** on which a party wall is located that separates two or more **Dwelling Units**.
- (3) For a **laneless parcel**, the minimum **building setback** from any **side property line** is:
- (a) 1.2 metres; or
 - (b) 3.0 metres on one side of the **parcel**, when no provision has been made for a **private garage** on the front or side of a **building**.
- (4) The **building setback** required in subsection 3(b) may be reduced where the owner of the **parcel** proposed for **development** and the owner of the adjacent **parcel** register, against both titles, an exclusive private access easement:
- (a) where the width of the easement, in combination with the reduced **building setback**, must be at least 3.0 metres; and
 - (b) provides unrestricted vehicle access to the rear of the **parcel**.
- (5) 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**, except for a projection allowed in section 337(3) of Bylaw 1P2007, located within 3.0 metres of:
- (a) the back of the public sidewalk; or
 - (b) the curb where there is no public sidewalk.
- (6) One **building setback** from a **side property line** may be reduced to zero metres where:
- (a) the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, a minimum 1.5 metre private maintenance easement that provides for:
 - (i) a 0.30 metre eave encroachment easement with the requirement that the eaves must not be closer than 0.90 metres to the eaves on a **building** on an **adjacent parcel**; and
 - (ii) a 0.60 metre footing encroachment easement; and
 - (b) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.

Building Setback from Rear Property Line

15 The minimum **building setback** from a **rear property line** is 7.5 metres.

Building Height

16 (1) Unless otherwise referenced in subsections (2) and (3), the maximum **building height** is 10.0 metres for a **Single Detached Dwelling**.

- (2) The maximum **building height** is 11.0 metres for **Single Detached Dwellings** where:
- (a) the area of the **parcel** is equal to or greater than 400.0 square metres; and
 - (b) the **parcel width** is equal to or greater than 10.0 metres.
- (3) The maximum **building height** is 12.0 metres for **Single Detached Dwellings** where the **parcel width** is equal to or greater than 15.0 metres.
- (4) The maximum **building height** for **Duplex Dwellings** and **Semi-detached Dwellings** is 11.0 metres.
- (5) The maximum **building height** for a **Rowhouse** is 12.0 metres.
- (6) The maximum **building height** for all other **uses** is 10.0 metres.

Motor Vehicle Parking Stalls

- 17 (1) The minimum number of **motor vehicle parking stalls** for a **Duplex Dwelling, Semi-detached Dwelling** and **Single Detached Dwelling** is 2.0 stalls where:
- (a) the parcel width is less than 9.0 metres; or
 - (b) the area of the parcel is less than 270.0 square metres.
- (2) In all other cases, the rules of Bylaw 1P2007 apply.