

PROPOSED

CPC2019-0523
ATTACHMENT 4

BYLAW NUMBER 135D2019

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2017-0188/CPC2019-0523)**

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 amending that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "A".
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 _____

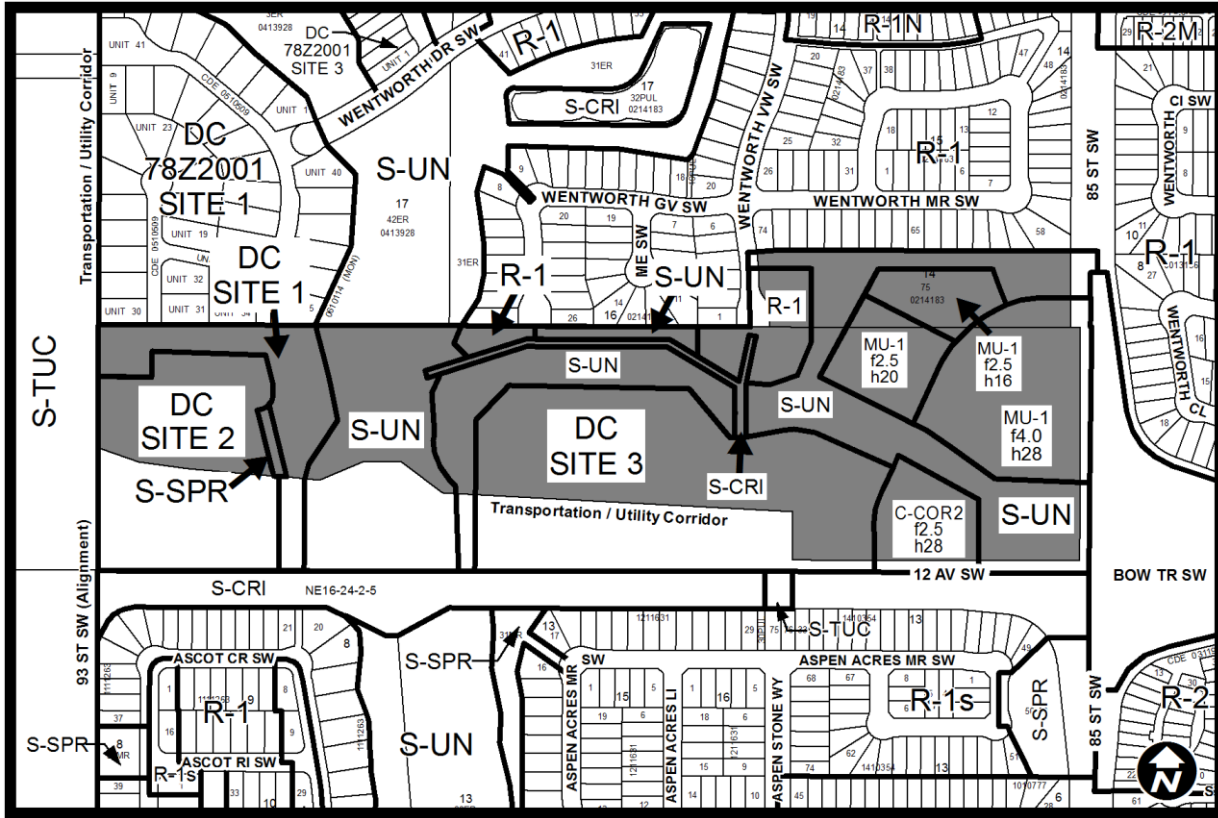
CITY CLERK

SIGNED ON _____

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SCHEDULE A



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) accommodate low density residential development in the form of single- and semi-detached housing within a comprehensively designed site, and complement the existing and new uses in the area;
- (b) preserve any natural vegetation where reasonably possible through setbacks; and
- (c) sensitively integrate additional support medical uses within a comprehensively designed residential and older adult housing community.

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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) “**commercial multi-residential uses**” includes **uses** referenced in section 13 (32) of Bylaw 1P2007 with the addition **Health Services Laboratory – With Clients** and **Medical Clinic**.

Relaxations

- 5 The **Development Authority** may relax the requirements in sections 6 through 17, 22 through 29 and 34 of this Direct Control District Bylaw where the test for relaxation in Bylaw 1P2007 is met.

Site 1 (0.79 ha ±)

Application

- 6 The provisions in sections 7 through 17 apply only to Site 1.

Permitted Uses

- 7 The **permitted uses** of the Residential – One Dwelling (R-1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 8 The **discretionary uses** of the Residential – One Dwelling (R-1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 9 Unless otherwise specified, the rules of the Residential – One Dwelling (R-1) District of Bylaw 1P2007 apply in this Direct Control District.

Maximum Number of Units

- 10 The maximum number of **units** is 8.

Parcel Width

- 11 The minimum **parcel width** is 16.7 metres.

Parcel Depth

- 12 The minimum **parcel depth** is 30.0 metres.

Parcel Area

- 13 The minimum area of a **parcel** is 690.0 square metres.

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Parcel Coverage

- 14 (1) Unless otherwise referenced in subsection (2), the maximum **parcel coverage** is 40.0 per cent of the area of a **parcel**.
- (2) The maximum **parcel coverage** referenced in subsection (1), must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not provided in a **private garage**.

Building Setback from Front Property Line

- 15 (1) Where a front garage is directly facing the **front property line**, the minimum **building setback** is 6.0 metres.
- (2) In all other cases, the minimum **building setback** is 4.5 metres.

Building Setback from Side Property Line

- 16 The minimum **building setback** from a **side property line** is 1.8 metres.

Building Setback from Rear Property Line

- 17 (1) The minimum **building setback** from a **rear property line** is 7.5 metres.
- (2) The minimum **building setback** from a **rear property line** shared with a **special purpose district** is 10.5 metres.

Site 2 (0.99 ha ±)

Application

- 18 The provisions in sections 19 through 29 apply only to Site 2.

Permitted Uses

- 19 The **permitted uses** of the Residential – One/Two Dwelling (R-2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 20 The **discretionary uses** of the Residential – One/Two Dwelling (R-2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 21 Unless otherwise specified, the rules of the Residential – One/Two Dwelling (R-2) District of Bylaw 1P2007 apply in this Direct Control District.

Maximum Number of Units

- 22 The maximum number of **units** is 16.

Parcel Width

- 23 The minimum **parcel width** is:
- (a) 14.6 metres for a **parcel** containing a **Single Detached Dwelling**; and

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- (b) 24.3 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 10.9 metres must be provided for each **Dwelling Unit**.

Parcel Depth

24 The minimum **parcel depth** is 30.0 metres.

Parcel Area

25 The minimum area of a **parcel** is:

- (a) 550.0 square metres for a **parcel** containing a **Single Detached Dwelling**; and
- (b) 655.0 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 325.0 square metres must be provided for each **Dwelling Unit**.

Parcel Coverage

- 26 (1) Unless otherwise referenced in subsection (2), the maximum **parcel coverage** is 40.0 per cent of the area of a **parcel**.
- (2) The maximum **parcel coverage** is 50.0 per cent of a **parcel** for a **Semi-detached Dwelling**.
- (3) The maximum **parcel coverage** referenced in subsections (2) and (3), must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not provided in a **private garage**.

Building Setback from Front Property Line

- 27 (1) Where a front garage is directly facing the **front property line**, the minimum **building setback** is 6.0 metres.
- (2) In all other cases, the minimum **building setback** is 3.0 metres.

Building Setback from Side Property Line

28 The minimum **building setback** from a **side property line** is 1.5 metres.

Building Setback from Rear Property Line

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

Site 3 (2.47 ha ±)

Application

30 The provisions in sections 31 through 34 apply only to Site 3.

Permitted Uses

31 The **permitted uses** of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

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Discretionary Uses

32 The ***discretionary uses*** of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District, with the addition of:

- (a) **Health Services Laboratory – With Clients;** and
- (b) **Medical Clinic.**

Bylaw 1P2007 District Rules

33 Unless otherwise specified, the rules of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 apply in this Direct Control District.

Rules for Commercial Multi-Residential Uses

- 34** (1) Unless otherwise referenced in subsection (2), ***commercial multi-residential uses*** must be located on the floor closest to ***grade of main residential buildings***.
- (2) **Health Services Laboratory – With Clients, Medical Clinic, and Office uses**, may be located on any floor of a ***building*** that is not a ***main residential building***, where they are approved with any one or more of the following ***uses***:
- (a) **Assisted Living;**
 - (b) **Custodial Care;**
 - (c) **Multi-Residential Development;** or
 - (d) **Residential Care.**
- (3) Unless otherwise referenced in subsection (4), the maximum ***use area*** for each ***commercial multi-residential use*** is 300.0 square metres.
- (4) **Health Services Laboratory – With Clients, Medical Clinic and Office uses** may have a maximum ***use area*** of 1,000.0 square metres.
- (5) ***Commercial multi-residential uses*** must:
- (a) be contained completely within the ***building*** with the exception of ***Outdoor Café uses***;
 - (b) not be located above any ***Dwelling Unit***;
 - (c) not share an internal hallway with a ***Dwelling Unit***; and
 - (d) have a separate exterior entrance from that of a ***Dwelling Unit***.

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- (6) Parking areas for ***commercial multi-residential uses*** must:
- (a) be separated from residential parking areas;
 - (b) provide pedestrian access to the ***commercial multi-residential uses***;
and
 - (c) be located a minimum distance of 5.0 metres from a parcel designated as a ***low density residential district***, in the case of a surface parking area.
- (7) Parking areas for ***commercial multi-residential uses*** must:
- (a) be separated from residential parking areas;
 - (b) provide pedestrian access to the ***commercial multi-residential uses***;
and
 - (c) be located a minimum distance of 5.0 metres from a ***parcel*** designated as a ***low density residential district***, in the case of a surface parking area.