

Proposed DC Direct Control District

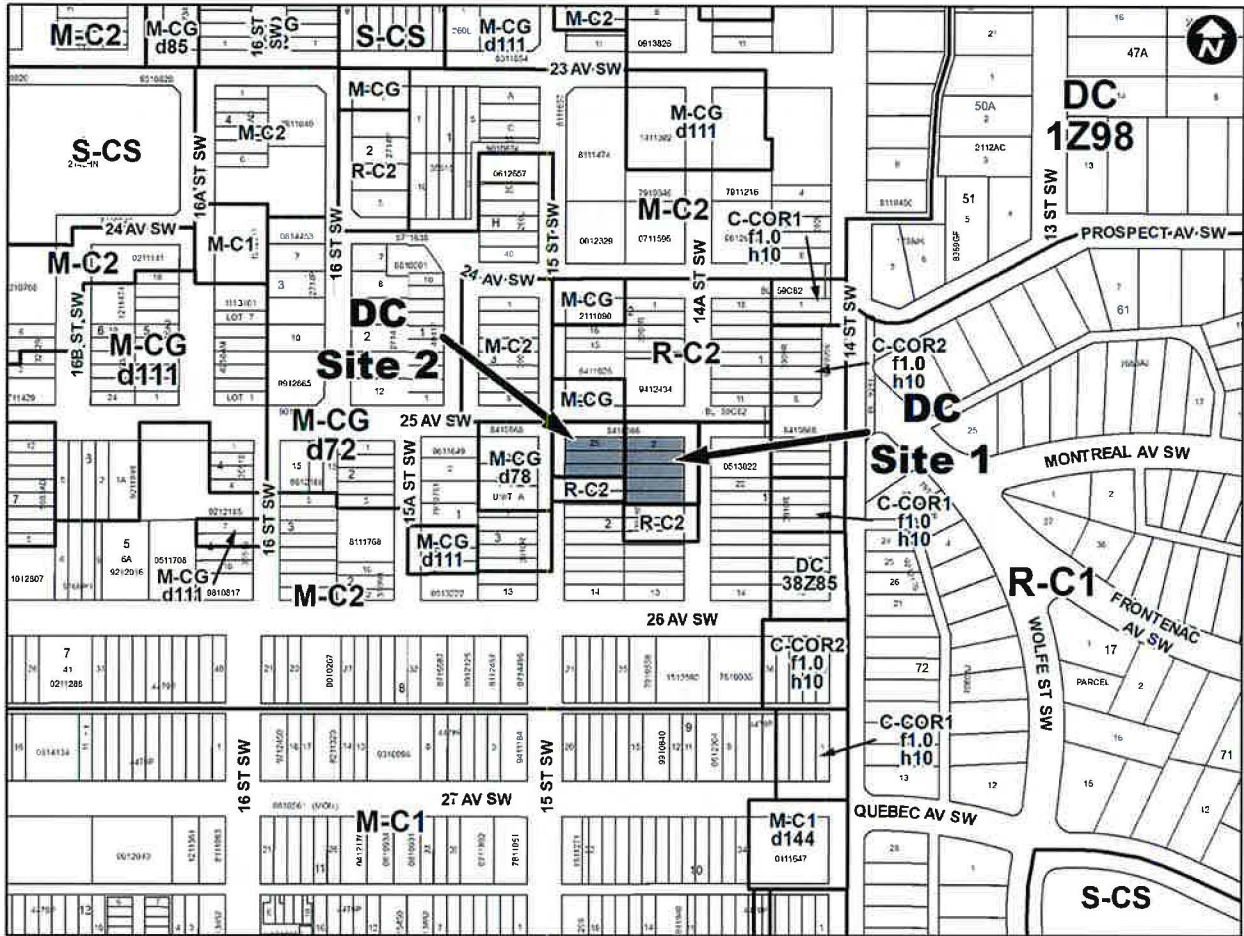
1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule A to this Bylaw and replacing it with that portion of the Land Use District Map shown as shaded on Schedule B to this Bylaw, including any land use designation, or specific land uses and development rules contained in the said Schedule B.

SCHEDULE A



CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
FEB 22 2024
ITEM: 7.2.3 CPC2024-0120
Distrib' Revised Attachment 2
CITY CLERK'S DEPARTMENT

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to:
- (a) ensure future development is compatible with, and sensitive to, the unique heritage context of 25 Avenue SW and 14A Street SW, including the specific placement, form, design and appearance of existing buildings, and arrangement of landscape elements; and
 - (b) support the retention of the existing historic houses and provide context-sensitive opportunities for additional 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.

Reference to Bylaw 1P2007

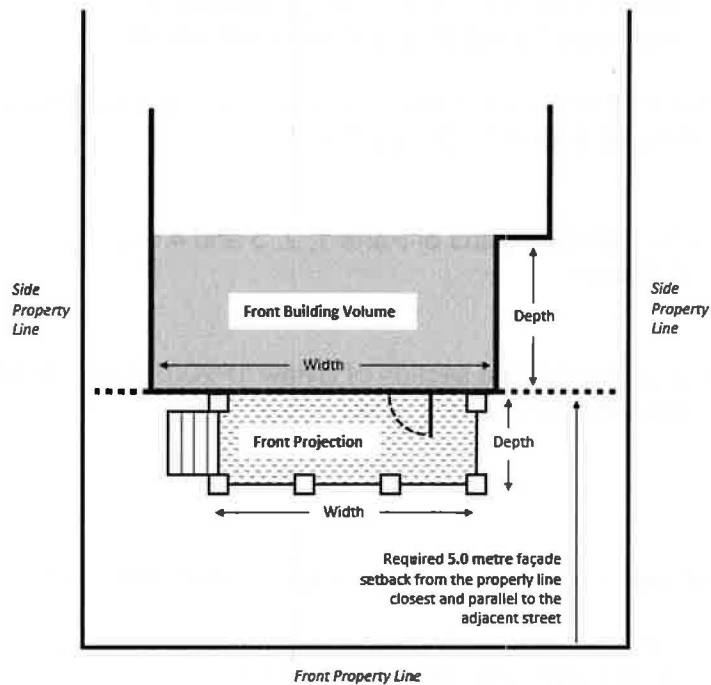
- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

General Definitions

- 4 In this Direct Control District:
- (a) “**front building volume**” means a volumetric area of a **building** that:
 - (i) has a continuous façade established along a line 5.0 metres from and parallel to, the **property line** closest to the adjacent **street**, and
 - (ii) has a depth of 3.0 metres, measured from the line specified in (i) in the direction away from the adjacent **street**.
 - (b) “**front projection**” means an enclosed or unenclosed portion of a **building** that:
 - (i) is located between the **front building volume** and the **property line** of the adjacent **street**;
 - (ii) includes an entrance, or access to an entrance along the front façade of the **front building volume**; and
 - (iii) if enclosed, provides a minimum 35.0 per cent of the total façade area on each façade as glazing.

Illustration 1: Front Building Volume and Front Projection

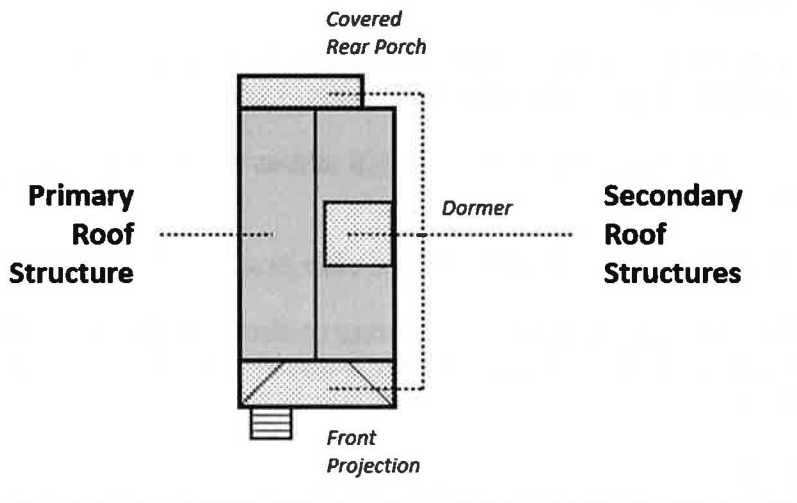
Note: Provided for illustrative purposes only, to assist interpretation of Sections 4(a) and 4(b).



- (c) “**primary roof structure**” means all roofing elements of a **building** excluding any **secondary roof structures**.
- (d) “**secondary roof structure**” means roofing elements above a **front projection**, dormer, cantilevered area, or rear **porch**.

Illustration 2: Primary Roof Structure and Secondary Roof Structures

Note: Provided for illustrative purposes only, to assist interpretation of Sections 4(c) and 4(d)



Permitted Uses

5 The **permitted uses** of the Residential – Contextual One / Two Dwelling (RC-2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District, with the exclusion of:

- (a) **Contextual Semi-detached Dwelling;** and
- (b) **Contextual Single Detached Dwelling.**

Discretionary Uses

6 The **discretionary uses** of the Residential – Contextual One / Two Dwelling (RC-2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District, with the exclusion of:

- (a) **Duplex Dwelling.**

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Residential – Contextual One / Two Dwelling (R-C2) District of Bylaw 1P2007 apply in this Direct Control District.

Projections into Rear Setback Area

- 8**
- (1) Stairs, **decks, porches, landings**, fireplaces, air conditioning equipment, window wells, fire escapes and ramps may project without limits into any **rear setback area**.
 - (2) Awnings, **balconies, bay windows**, canopies, chimneys and eaves may project a maximum of 1.5 metres into any **rear setback area**.

- (3) A **private garage** attached to a **building** may project without limits into a **rear setback area** provided it:
- (a) does not exceed 4.6 metres in height, measured from the finished floor of the **private garage**;
 - (b) does not exceed 75.0 square metres in **gross floor area** for each **Dwelling Unit** located on the **parcel**;
 - (c) has no part that is located closer than 0.6 metres to the **rear property line**; and
 - (d) has no eave closer than 0.6 metres to a **side property line**.
- (4) When an attached **private garage** has a **balcony** or **deck**, the **balcony** or **deck** must not be located within 6.0 metres of a **rear property line** or 1.2 metres of a **side property line**.

Buildings Deemed Conforming

9 **Main residential buildings and Accessory Residential Buildings** existing at the time of passage of this Direct Control District Bylaw are deemed to conform with the requirements of this Direct Control District Bylaw.

Fences

10 The height of a **fence** above **grade** at any point along a **fence** line must not exceed:

- (a) 0.5 metres for any portion of a **fence** extending between the foremost front façade of the **main residential building** and the **front property line**;
- (b) 2.5 metres at the highest point of a gate that is not more than 2.5 metres in length; and
- (c) 2.0 metres in all other cases.

Motor Vehicle Parking Stalls

11 There is no minimum requirement for **motor vehicle parking stalls** within this Direct Control District.

Garage Placement

12 A **private garage** must be located within the rear setback area, except where vehicular access is provided to 14A Street SW.

Site Design & Landscaping

13 Landscaping within the **actual front setback area** must comprise soft surface landscaping, except where existing prior to the passage of this Direct Control Bylaw, or as part of a driveway providing access to 25 Avenue SW.

Accessory Suite - Density

14 (1) There must not be more than one **Backyard Suite** located on a **parcel**.

- (2) There must not be more than one **Secondary Suite** contained within a **Dwelling Unit**.
- (3) A **Backyard Suite** may be located on the same parcel as a **Secondary Suite**.

Parcel Coverage

15 The maximum **parcel coverage** is 45.0 per cent of the area of a **parcel**.

Site 1 (± 0.13 ha)

Application

16 The provisions in Sections 17 through 24 apply only to Site 1.

Building Height

- 17** (1) Unless otherwise specified, the maximum **building height** is a geodetic elevation of 1105.0 metres.
- (2) With the exception of **Accessory Residential Buildings** or a **Backyard Suite**, new **development** or additions to a **main residential building** with portions within 7.5 metres of a **rear property line** must have a maximum **building height** not exceeding a height plane that:
- (a) begins at the intersection of the required **building setback** from the **rear property line** reduced by 3.0 metres, and a geodetic elevation of 1102.5 metres;
 - (b) extends upwards at a 4:12 slope towards the **front property line** to the **building height** of the existing **building**; and
 - (c) extends horizontally towards the opposite end of the **parcel**.
- (3) The height of any **secondary roof structure** above the first storey of a **front projection** must be located at a geodetic elevation of between 1099.0 and 1099.5 metres, as measured to the underside of any rafter.
- (4) Unless otherwise specified, **buildings** must have a main floor located between a geodetic elevation 1096.0 and 1096.5 metres measured at the top of the floor joists.
- (5) There is no specified main floor elevation for **Accessory Residential Buildings**, or **Backyard Suites** that do not contain a **front building volume**.

Building Setback Areas

18 Section 434 of the Land Use Bylaw 1P2007 does not apply to this Direct Control Bylaw.

Building Setback from Front Property Line

19 Unless otherwise specified in this Direct Control District, the minimum **building setback** from a **front property line** is 2.5 metres.

Building Setback from Rear Property Line

- 20 (1) Unless otherwise specified in this Section, the minimum **building setback** from a **rear property line** is 3.0 metres.
- (2) For an **Accessory Residential Building** developed on, and not exceeding, the **building** footprint of an **Accessory Residential Building** existing prior to the passage of this Direct Control Bylaw, the minimum **building setback** from a **rear property line** is 0.4 metres.
- (3) For a **Backyard Suite** developed on, and not exceeding, the **building** footprint of an **Accessory Residential Building** existing prior to the passage of this Direct Control Bylaw, the minimum **building setback** from a **rear property line** is 0.6 metres.
- (4) For a **Backyard Suite** which exceeds the **building** footprint of an **Accessory Residential Building** existing prior to the passage of this Direct Control Bylaw, the minimum **building setback** from a **rear property line** is 1.5 metres.

Building Setback from Side Property Line

- 21 (1) Unless otherwise specified in this Section the minimum **building setback** from any **side property line** is 1.2 metres.
- (2) For an **Accessory Residential Building** developed on, and not exceeding, the **building** footprint of an **Accessory Residential Building** existing prior to the passage of this Direct Control Bylaw, the minimum **building setback** from a **side property line** is 0.4 metres.
- (3) A **Backyard Suite** developed on, and not exceeding, the **building** footprint of an **Accessory Residential Building** existing prior to the passage of this Direct Control Bylaw does not have a minimum **building setback** from any **side property line**.
- (4) For a **parcel** containing a **Semi-detached Dwelling**, there is no requirement for a **building setback** from the **property line** upon which the party wall is located.

Backyard Suite

- 22 (1) The maximum **building height** for a **Backyard Suite** is a geodetic elevation of 1102.5 metres.
- (2) The maximum floor area of a **Backyard Suite** is 94.0 square metres.
- (3) Where a **Backyard Suite** includes a **balcony** that:
- (a) faces a **property line** shared with a **low density residential district**, and
 - (b) has a setback of less than 4.0 metres from the shared **property line**,
- the **balcony** must include a **privacy wall** with a height between 2.0 and 3.0 metres.

Design for New Development Facing 25 Avenue SW

- 23** (1) **Accessory Residential Buildings** with a **gross floor area** less than or equal to 10.0 square metres are not subject to the rules of Section 23.
- (2) Section 23 does not apply when any **building setback** to 14A Street SW for **Accessory Residential Buildings** and **Backyard Suites** is less than or equal to 15.0 metres.
- (3) Unless otherwise specified in subsections (4) and (5), for **parcels** with a **front property line** parallel to 25 Avenue SW, **buildings** must provide the following features:
- (a) a two-storey **front building volume** facing 25 Avenue SW that:
- (i) has a width of between 6.5 and 7.5 metres, excluding any roof elements, which is consistent for the entire depth of the **front building volume**; and
 - (ii) does not include any projections except a two-storey **front projection**.
- (b) a two-storey **front projection** facing 25 Avenue SW that:
- (i) has a width for the first **storey** of between 4.0 and 7.5 metres, excluding any roof elements;
 - (ii) has a width for the second **storey** of between 2.5 and 7.5 metres, excluding any roof elements;
 - (iii) has a minimum depth of 2.0 metres;
 - (iv) has a hipped or shed-style **secondary roof structure** above the first **storey**;
 - (v) has a front-gable style **secondary roof structure** above the second **storey**; and,
 - (vi) is provided as one of the following:
 - (A) a **porch** with a **balcony** above; or
 - (B) a first **storey** enclosed space, and a second **storey** enclosed space.
- (4) For a **Semi-Detached Dwelling**, the features listed in subsection (3) must be provided for each **Dwelling Unit**, with a minimum separation of 3.0 metres from any other **front building volume**.
- (5) **Accessory Residential Buildings** and **Backyard Suites** are not required to have a **front building volume** or **front projection**.

- (6) The **primary roof structure** for a **building**, except **Accessory Residential Buildings** and **Backyard Suites**, must use a hipped design with a minimum pitch of 6/12.
- (7) The **primary roof structure** for an **Accessory Residential Building** or **Backyard Suite** must use a hipped or gable design with a minimum pitch of 6/12.
- (8) Except **Accessory Residential Buildings** and **Backyard Suites**, where a **secondary roof structure** is provided, it must use one of the following designs:
 - (a) gable (front or side), with a minimum pitch of 8/12;
 - (b) hipped, with a minimum pitch of 4/12; or
 - (c) shed, with a minimum pitch of 6/12.
- (9) For **Accessory Residential Buildings** and **Backyard Suites**, the style and pitch of a **secondary roof structure** are not specified.
- (10) Exterior cladding for a **main residential building** must comply with the following rules:
 - (a) a minimum 75.0 per cent of the façade area of each first **storey building** façade must feature brick; and
 - (b) a minimum 75.0 per cent of the façade area of each second **storey building** façade must feature wood cladding, or cement board cladding that closely replicates the appearance of wood, using one or more of the following styles:
 - (i) shingles;
 - (ii) narrow profile horizontal siding, with a maximum visible board width of between 0.10 and 0.13 metres, inclusive;
 - (c) a maximum 25.0 per cent of the façade area of each **building** façade on the first or second **storey** may also feature brick (or brick veneer), concrete, metal, cementitious product (e.g. stucco), or other wood or cement board cladding in one or more of the following locations:
 - (i) below the main floor, as cladding on projections;
 - (ii) surrounding windows and doors;
 - (iii) enclosing eaves; or
 - (iv) at the front of gables.

- (11) Exterior cladding for **Accessory Residential Buildings** and **Backyard Suites** must be limited to the following materials: brick, wood, or cement board that closely replicates the appearance of wood.
- (12) For a **main residential building**, windows must comply with the following rules:
- (a) individual windows must be rectangular and vertically-oriented, with a 2:1 height-to-width ratio;
 - (b) individual windows must not exceed 2.0 metres tall by 1.0 metres wide, but may be arranged in groups to create larger areas of glazing;
 - (c) windows with a total glazed area less than 1.0 square metres are not subject to the rules in subsections (a) and (b);
 - (d) all glazing must feature a surrounding sash;
 - (e) windows must feature exterior surrounding trim with a width between 0.075 metres and 0.150 metres, inclusive; and
 - (f) windows must not feature decorative elements (e.g. muntins, frosted or decorative glass) except muntins that provide the appearance of a “one-over-one”, “three-over-one” or “four-over-one” style hung window.
- (13) For **Accessory Residential Buildings** or **Backyard Suites**, windows must comply with the following rules:
- (a) all glazing must feature a surrounding sash;
 - (b) windows must feature exterior surrounding trim with a width between 0.075 metres and 0.150 metres, inclusive; and
 - (c) windows must not feature decorative elements (e.g. muntins, frosted or decorative glass) except muntins that provide the appearance of a “one-over-one”, “three-over-one” or “four-over-one” style hung window.

Design for New Development Facing 14A Street SW

- 24** (1) **Accessory Residential Buildings** with a **gross floor area** less than or equal to 10.0 square metres are not subject to the rules of Section 24.
- (2) Unless otherwise specified in subsections (3), (4) and (5), a **building** must provide the following features where it is developed on a **parcel** with a **front property line** parallel to 14A Street SW, or where any **building** setback to 14A Street SW is less than or equal to 15.0 metres:
- (a) A two-storey **front building volume** facing 14A Street SW that:
 - (i) has a width of between 6.5 and 7.5 metres, inclusive, excluding any roof elements, which is consistent for the entire depth of the **front building volume**; and,

- (ii) does not include any projections except a two-**storey front projection**.
- (b) a two-storey **front projection** facing 14A Street SW that:
 - (i) has a width for the first **storey** of between 4.0 and 7.5 metres, inclusive, excluding any roof elements;
 - (ii) has a width for the second **storey** of between 2.5 and 7.5 metres, inclusive, excluding any roof elements;
 - (iii) has a minimum depth of 2.0 metres;
 - (iv) has a hipped or shed-style **secondary roof structure** above the first **storey**;
 - (v) has a front-gable style **secondary roof structure** above the second **storey**; and
 - (vi) is provided as one of the following:
 - (A) a **porch** with a **balcony** above; or
 - (B) a first **storey** enclosed space, and a second **storey** enclosed space.
- (3) For a **Semi-detached Dwelling**, the features listed in subsection (2) must be provided for each **Dwelling Unit**, with a minimum separation of 3.0 metres between any other **front building volume** attached to the same **main residential building**.
- (4) For a **Backyard Suite** developed on and not exceeding the **building** footprint of an **Accessory Residential Building** existing prior to the passage of this Direct Control, the **Backyard Suite** is not required to have a **front building volume** or **front projection**.
- (5) Where a **Backyard Suite** is developed which exceeds the **building** footprint of an **Accessory Residential Building** existing prior to the passage of this Direct Control:
 - (a) the **Backyard Suite** must provide the following features:
 - (i) a one-**storey** or two-**storey front building volume**, oriented towards 14A Street SW that:
 - (A) has a width of between 6.0 and 7.0 metres, inclusive, excluding any roof elements;
 - (B) has a minimum setback from the **property line** closest and parallel to 14A Street SW of 5.0 metres;

- (C) provides a **building** entrance on the façade closest and parallel to the **front property line**; and
 - (D) includes glazing on the façade closest and parallel to the **front property line**, equal to a minimum 35.0 per cent of the façade area.
- (b) where a **Backyard Suite** is constructed above an existing **Accessory Residential Building**, the existing **Accessory Residential Building** is exempt from the rules of Section 24.
- (6) A **primary roof structure** is provided, it must use one of the following designs:
- (a) hipped, with a minimum pitch of 6/12; or
 - (b) front-gable, with a minimum pitch of 8/12.
- (7) Unless otherwise specified in subsection (2), where a **secondary roof structure** is provided, it must use one of the following designs:
- (a) gable (front or side), with a minimum pitch of 8/12;
 - (b) hipped, with a minimum pitch of 4/12; or
 - (c) shed, with a minimum pitch of 6/12.
- (8) The exterior cladding for **buildings** must comply with the following rules:
- (a) a minimum 75.0 per cent of the façade area of each **building** façade must feature one of the following:
 - (i) brick cladding; or
 - (ii) wood cladding or cement board cladding that closely replicates the appearance of wood, using one or more of the following styles:
 - (A) shingles; or
 - (B) narrow profile horizontal siding, with a maximum visible board width of between 0.10 and 0.13 metres, inclusive.
 - (b) a maximum 25.0 per cent of the façade area of each **building** façade may feature brick (or brick veneer), concrete, metal, cementitious product (ex. stucco), or other wood or cement board cladding in one or more of the following locations:
 - (i) below the main floor, as cladding on projections;
 - (ii) surrounding windows and doors;

- (iii) enclosing eaves; or
 - (iv) at the front of gables.
- (9) Unless otherwise specified in subsection (10), windows on a **building** must comply with the following rules:
- (a) individual windows on any **building** façade within 15.0 metres of 14A Street SW must be rectangular and vertically-oriented, with a 2:1 height-to-width ratio;
 - (b) individual windows must not exceed 2.0 metres tall by 1.0 metres wide, but may be arranged in groups to create larger areas of glazing;
 - (c) windows with a total glazed area less than 1.0 square metres are not subject to the rules in subsections (9)(a) and (9)(b);
 - (d) all glazing must feature a surrounding sash;
 - (e) windows must feature exterior surrounding trim with a width between 0.075 metres and 0.150 metres, inclusive;
 - (f) windows must not feature decorative elements (e.g. muntins, frosted or decorative glass) except muntins that provide the appearance of a “one-over-one”, “three-over-one” or “four-over-one” style hung window.
- (10) For an **Accessory Residential Building** or **Backyard Suite** developed on, and not exceeding the **building** footprint of an **Accessory Residential Building** existing prior to the passage of this Direct Control Bylaw, windows must comply with the following rules:
- (a) all glazing must feature a surrounding sash;
 - (b) windows must feature exterior surrounding trim with a width between 0.075 metres and 0.150 metres, inclusive; and
 - (c) windows must not feature decorative elements (e.g. muntins, frosted or decorative glass) except muntins that provide the appearance of a “one-over-one”, “three-over-one” or “four-over-one” style hung window.

Site 2 (± 0.08 ha)

Application

25 The provisions in Sections 26 through 32 apply only to Site 2.

Building Height

26 (1) The maximum **building height**, excluding **Accessory Residential Buildings**, is a geodetic elevation of 1105.0 metres.

- (2) With the exception of **Accessory Residential Buildings** or **Backyard Suites** that is developed on and not exceeding the **building** footprint of an **Accessory Residential Building** existing prior to the passage of this Direct Control Bylaw, the main floor of a **building** must be located at a geodetic elevation between 1096.5 and 1096.7 metres, measured at the top of the floor joists.
- (3) Additions to **main residential buildings** with portions within 7.5 metres of a **rear property line** must have a maximum **building height** not exceeding a height plane that:
 - (a) begins at the intersection of the required **building setback** from the **rear property line** reduced by 3.0 metres, and a geodetic elevation of 1102.5 metres; and,
 - (b) extends upwards at a 4:12 slope towards the **front property line** to the **building height** of the existing **building**; and,
 - (c) extends horizontally towards the opposite end of the **parcel**.
- (4) The height of any **secondary roof structure** above the first **storey** of a **front projection** must be located at a geodetic elevation of between 1099.0 and 1099.5 metres, as measured at the underside of any rafter.

Setback Areas

27 Section 434 of the Land Use Bylaw 1P2007 does not apply to this Direct Control Bylaw.

Building Setback from Front Property Line

28 Unless otherwise specified in this Direct Control District, the minimum **building setback** from a **front property line** is 2.5 metres.

Building Setback from Rear Property Line

- 29 (1) Unless otherwise specified in this Section, the minimum **building setback** from a **rear property line** is 5.0 metres.
- (2) For a **Backyard Suite** the minimum **building setback** from a **rear property line** is 0.6 metres.

Building Setback from Side Property Line

- 30 (1) Unless otherwise specified in this Section, the minimum **building setback** from any **side property line** is 1.2 metres.
- (2) A **Backyard Suite** developed on, and not exceeding, the **building** footprint of an **Accessory Residential Building** existing prior to the passage of this Direct Control Bylaw does not have a minimum **building setback** from any **side property line**.
- (3) For a **parcel** containing a **Semi-detached Dwelling**, there is no requirement for a **building setback** from the **property line** upon which the party wall is located.

Backyard Suite

- 31 (1) The maximum **building height** for a **Backyard Suite** is a geodetic elevation of 1102.5 metres.
- (2) The maximum floor area of a **Backyard Suite** is 94.0 square metres.
- (3) Where a **Backyard Suite** includes a **balcony** that:
- (a) faces a **property line** shared with a **low density residential district**, and
 - (b) has a setback of less than 4.0 metres from the shared **property line**, the **balcony** must include a **privacy wall** with a height between 2.0 and 3.0 metres.

Design for New Development

- 32 (1) **Accessory Residential Buildings** with a **gross floor area** less than or equal to 10.0 square metres are not subject to the rules of Section 32.
- (2) Unless otherwise specified in subsections (3) and (4), a **building** must provide the following features:
- (a) a two-storey **front building volume** facing 25 Avenue SW that:
 - (i) has a width of between 5.0 and 6.0 metres, inclusive, on the first **storey**, which is consistent for the entire depth of the **front building volume**;
 - (ii) has a width of between 5.0 and 6.0 metres, inclusive, on the second **storey**, except where the width is reduced to accommodate the required **primary roof structure**;
 - (iii) has a minimum separation of 3.0 metres between any other **front building volumes** attached to the same **main residential building**; and
 - (iv) does not include any projections except a one-storey **front projection**.
 - (b) a one-storey **front projection** facing 25 Avenue SW that:
 - (i) has a minimum equal to 90.0 per cent of the width of a **front building volume**;
 - (ii) has a minimum depth of 1.5 metres;
 - (iii) has a hipped or shed-style **secondary roof structure**; and
 - (iv) is provided as a **porch** forming the entry to the main floor of a **Dwelling Unit**, including a solid or segmented balustrade.

- (3) For a **Semi-Detached Dwelling**, the features listed in subsection (2) must be provided for each **Dwelling Unit**, with a minimum separation of 3.0 metres between any other **front building volume** attached to the same **main residential building**.
- (4) **Backyard Suites** and **Accessory Residential Buildings** are not required to have a **front building volume** or **front projection**.
- (5) Unless otherwise specified in subsections (5), and (6), a **building** must provide a single **primary roof structure** with a front-gable design and a minimum pitch of 10/12.
- (6) A **Semi-detached Dwelling** may use a **primary roof structure** which includes both front-gable and side-gable designs, provided the roof above each **front building volume** of the **building** uses a front-gable design.
- (7) **Backyard Suites** or **Accessory Residential Buildings** must use a hipped, gable-front, or shed style roof, with a minimum pitch of 6/12.
- (8) Unless otherwise specified in subsection (9), **secondary roof structures** for a **building** must use a hipped or shed design with a minimum 6/12 pitch.
- (9) For an **Accessory Residential Building** or **Backyard Suite**, the style and pitch of a **secondary roof structure** are not specified.
- (10) Unless otherwise specified in subsection (11), the exterior cladding for **buildings** must comply with the following rules:
 - (a) a minimum 75.0 per cent of the façade area of each **building** façade must feature wood cladding, or cement board cladding that closely replicates the appearance of wood, using one or more of the following styles:
 - (i) shingles;
 - (ii) narrow profile horizontal siding, with a maximum visible board width of between 0.10 and 0.13 metres, inclusive.
 - (b) a maximum 25.0 per cent of the façade area of each **building** façade may feature brick (or brick veneer), concrete, metal, cementitious product (ex. stucco), or other wood or cement board cladding in one or more of the following locations:
 - (i) below the main floor, as cladding on projections;
 - (ii) surrounding windows and doors;
 - (iii) enclosing eaves; or
 - (iv) at the front of gables.

- (11) Exterior cladding for **Accessory Residential Buildings** and **Backyard Suites** where any **building setback** to 15 Street SW is less than or equal to 10.0 metres must be limited to the following materials: brick, wood, or cement board that closely replicates the appearance of wood.
- (12) Unless otherwise specified in subsection (13), windows for a **building**, except **Accessory Residential Buildings** and **Backyard Suites** must comply with the following rules:
- (a) individual windows must be rectangular and vertically-oriented, with a 2:1 height-to-width ratio;
 - (b) individual windows must not exceed 2.0 metres tall by 1.0 metres wide, but may be arranged in groups to create larger areas of glazing;
 - (c) windows with a total glazed area less than 1.0 square metres are not subject to the rules in subsections (11) and (12);
 - (d) all glazing must feature a surrounding sash;
 - (e) windows must feature exterior surrounding trim with a width between 0.075 metres and 0.150 metres, inclusive;
 - (f) windows must not feature decorative elements (e.g. muntins, frosted or decorative glass) except muntins that provide the appearance of a “1-over-1” style hung window.
- (13) For **Accessory Residential Buildings** or **Backyard Suites** where any **building setback** to 15 Street SW is less than or equal to 10.0 metres, windows must comply with the following rules:
- (a) all glazing must feature a surrounding sash;
 - (b) windows must feature exterior surrounding trim with a width between 0.075 metres and 0.150 metres, inclusive; and
 - (c) windows must not feature decorative elements (e.g. muntins, frosted or decorative glass) except muntins that provide the appearance of a “one-over-one”, “three-over-one” or “four-over-one” style hung window.

Relaxations

33 The **Development Authority** may relax the rules contained in Sections 8, 10, 13, 15, 19, 20, 21, 22, 23, 24, 28, 29, 30, 31 and 32 of this Direct Control District in accordance with Sections 31 and 36 of Bylaw 1P2007 and where the proposed relaxation provides an alternative design with an appearance that is considered compatible with the surrounding historic context and existing historic houses in the district.

SCHEDULE C

Illustration 1: Front Elevation - Showing Allowable Building Height for Site 1

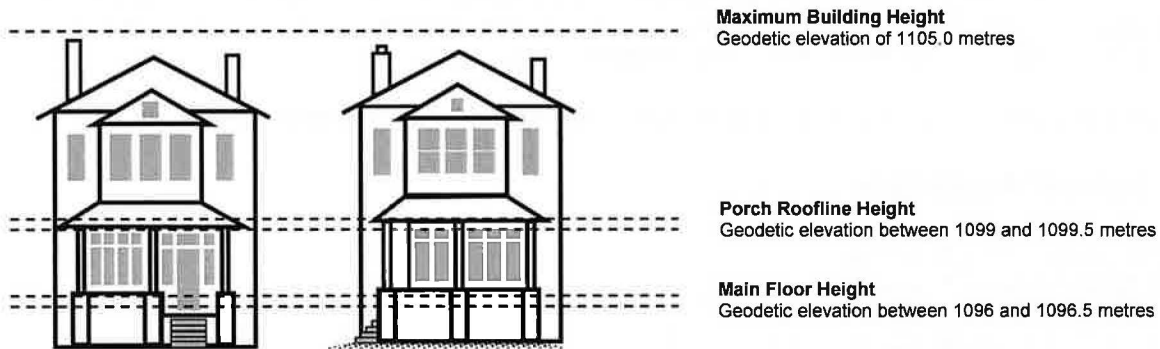


Illustration 2: Front Elevation - Showing Allowable Building Height for Site 2

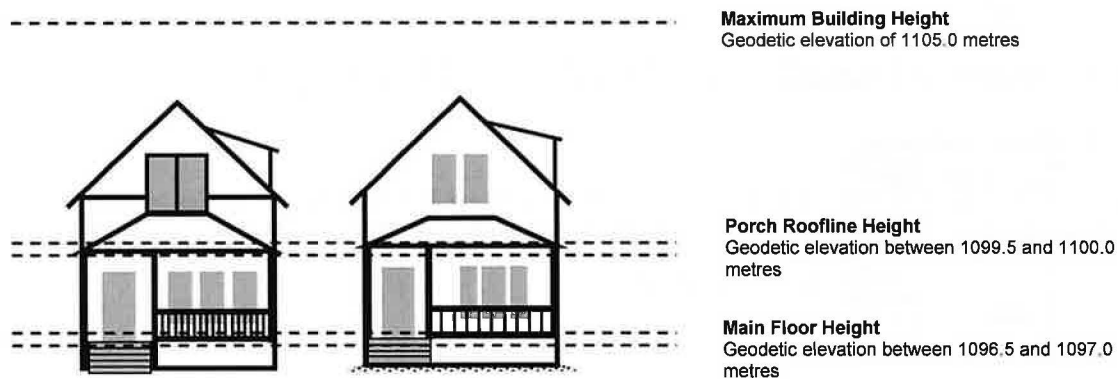
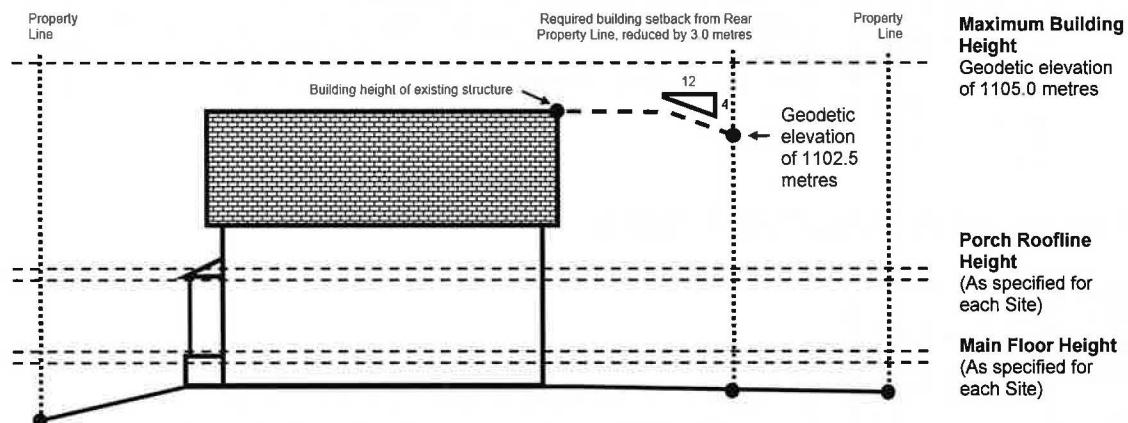


Illustration 3: Side Elevation - Showing Maximum Height for Additions to Existing Buildings in Sites 1 and Site 2

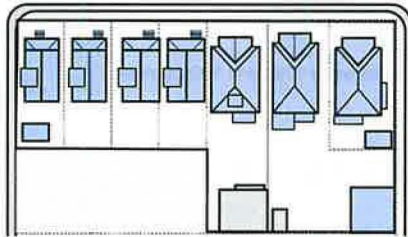


SCHEDULE D

The content of Schedule D, including all text and figures, is provided for supplementary illustrative purposes, and is not intended to show the entirety of available options for Development which meet the rules of this Direct Control Bylaw. Any discrepancy in interpretation between Schedule D and the rules of this Direct Control Bylaw must be resolved in favour of the rules.

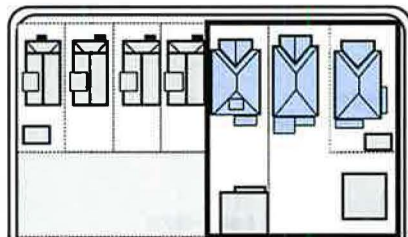
To provide the greatest clarity, materials in Schedule D are intended to be referenced as follows:

Part 1: General Application



Figures 1-3 in Part 1 of this Schedule may be referenced for developments on all properties in the Direct Control where cladding materials, window styles, or roof styles are considered. Not all illustrations will apply to a given development.

Part 2: Development in Direct Control Site 1 Facing 25 Avenue SW



Figures 4-7 in Part 2 of this Schedule may be referenced for developments on properties in Site 1 of the Direct Control which have a front property line parallel to 25 Avenue SW – except for Backyard Suites located within 10.0 metres of 14A Street SW.

Part 3: Development in Direct Control Site 1 Facing 14A Street SW

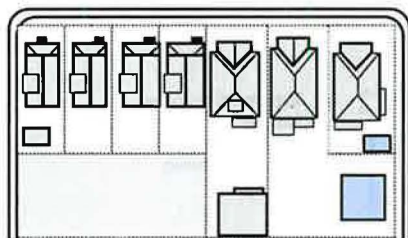
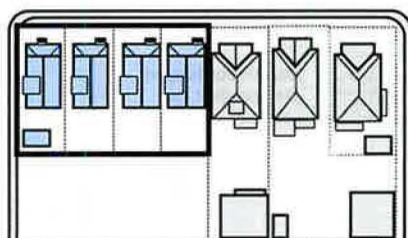


Figure 8 in Part 3 of this Schedule may be referenced for developments on properties with a front property line parallel to 14A Street SW, or developments containing Backyard Suites which are located within 10.0 metres of 14A Street SW. This includes development on lands which are currently configured as rear yard portions of 1505 25 Avenue SW and 1501 25 Avenue SW.

Part 3: Development in Direct Control Site 2



Figures 9-12 in Part 4 of this Schedule may be referenced for developments on properties in Site 2 of the Direct Control, including Backyard Suites which are located within 10.0 metres of 14A Street SW.

Part 1: General Application



Figure 1 – Cladding Material Examples (Images)

Item 1 – Compatible Cladding Examples: (left to right) Brick, Horizontal Siding (narrow profile), Shingle

Item 2 – Incompatible Cladding Examples: (left to right) “Stacked” stone veneer, “Rundlestone” stone veneer, “River Stone” stone veneer

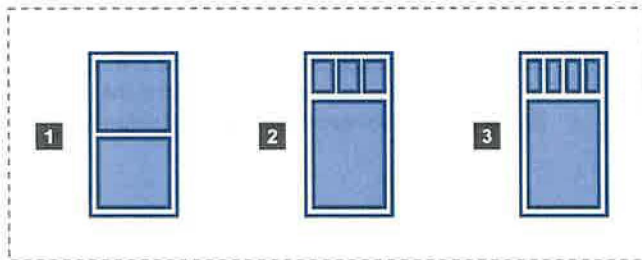


Figure 2 – Window Styles (Illustration)

Item 1 – “One-over-one” style sash window

Item 2 – “Three-over-one” style sash window

Item 3 – “Four-over-one” style sash window

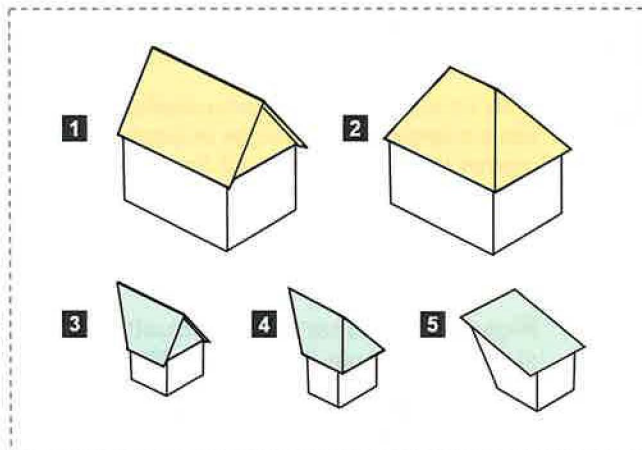


Figure 3 – Styles for Primary and Secondary Roof Structures (Illustration)

Item 1 – “Front Gable” style (primary roof structure)

Item 2 – “Hipped” style (primary roof structure)

Item 3 – “Gable” style (secondary roof structure)

Item 4 – “Hipped” style (secondary roof structure)

Item 5 – “Shed” style (secondary roof structure)

Part 2: Development in Direct Control Site 1 Facing 25 Avenue SW

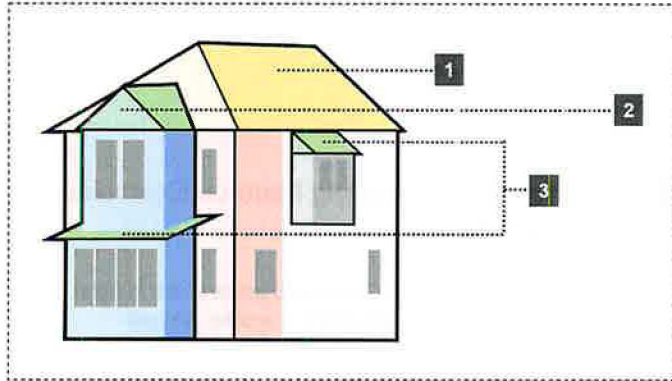


Figure 4 – Combined Development Illustration (Isometric View)

Example of a potential **Single Detached Dwelling**, with the **front building volume** (orange), **front projection** (blue), and **primary** (yellow) and **secondary** (green) roof structures highlighted.

Item 1 indicates a hipped **primary roof structure**, Item 2 indicates a front-gable **secondary roof structure** above the **front projection**, and Item 3 indicates two shed-style **secondary roof structures**.

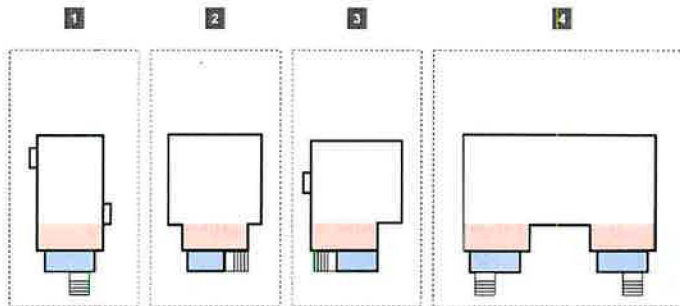


Figure 5 – Front Building Volume & Front Projection (Plan View)

Examples of **front building volumes** (orange) and **front projections** (blue).

Items 1-3 show **Single Detached** examples, and Item 4 shows a **Semi-detached** example, including the required separation between each **front building volume**.

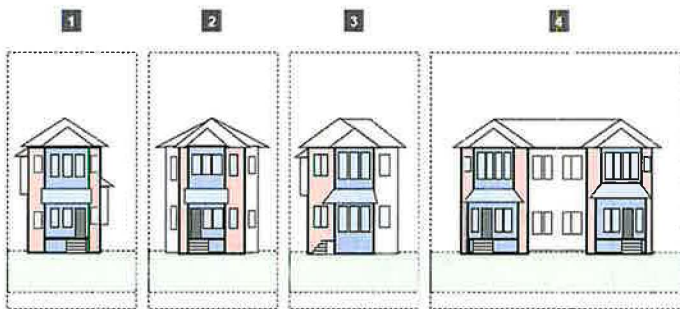


Figure 6 – Front Building Volume & Front Projection (Elevation View)

Examples of **front building volumes** (orange) and **front projections** (blue), as seen from 25 Avenue SW.

Items 1-3 show **Single Detached** examples, and Item 4 shows a **Semi-detached** example, including the required separation between each **front building volume**.

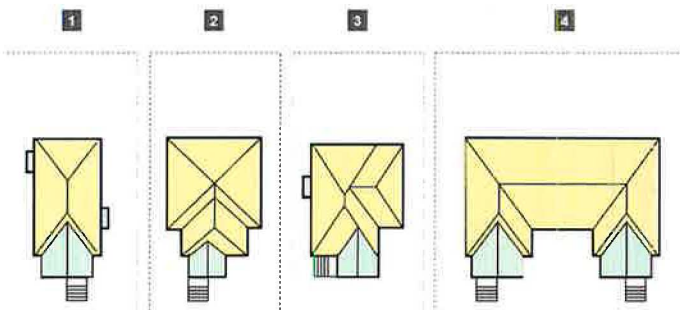
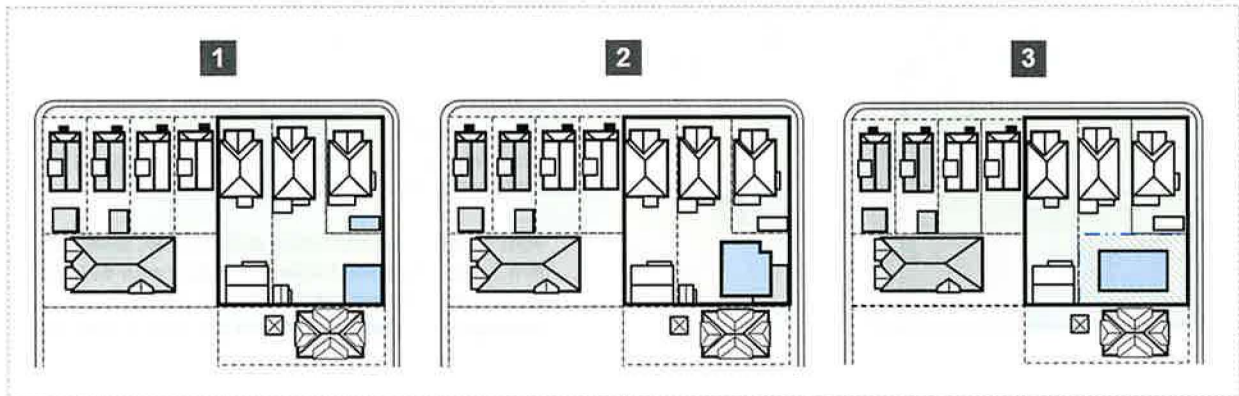


Figure 7 – Primary Roof Structure & Secondary Roof Structures (Plan View)

Examples of **primary roof structures** (yellow) and **secondary roof structures** (green).

Item 1 shows a "simple" hipped roof for the **primary roof structure** (one linear peak); Items 2-4 show a compound hipped roof for the **primary roof structure**.

Part 3: Development in Direct Control Site 1 Facing 14A Street SW



**Figure 8 – Combined Development Conceptual Illustration
(Plan View)**

- Item 1 - A **Backyard Suite** (blue) above an **Accessory Residential Building** which existed prior to the passage of this Direct Control (not visible), using the same or smaller **building** footprint. The **Backyard Suite** does not provide a **front building volume** or **front projection**, and uses the same setback to the side and rear **property lines** as the existing **Accessory Residential Building**.*
- Item 2 - A **Backyard Suite** (blue) developed which exceeds to footprint of an **Accessory Residential Building** which existed prior to the passage of this Direct Control (grey). The **Backyard Suite** includes a **front building volume**, has a **building setback** from 14A Street SW of 5.0 metres, and a **side setback** of 1.2 metres.*
- Item 3 - A **Single Detached Dwelling** is developed on a parcel subdivided from the current 1505 25 Avenue SW. The front **property line** for the parcel is parallel to 14A Street SW, and the **building** includes a **front building volume** and **front projection**.*

Part 4: Development in Direct Control Site 2

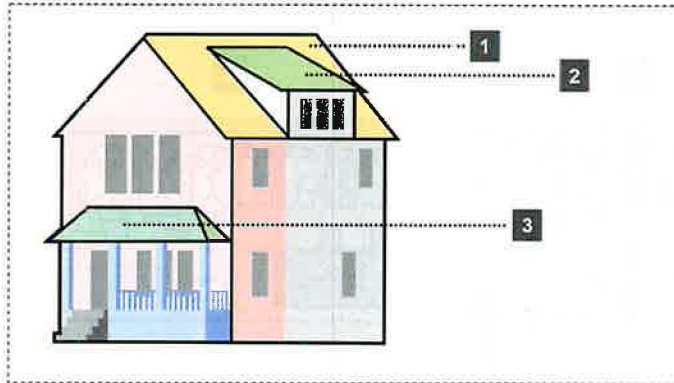


Figure 9 – Combined Development Illustration (Isometric View)

Example of a potential **main residential building** with the **front building volume** (orange), **front projection** (blue), and **primary** (yellow) and **secondary** (green) **roof structures** highlighted.

Item 1 indicates a front-gable **primary roof structure**, Item 2 indicates a shed-style **secondary roof structure** above a dormer, and Item 3 indicates a hipped **secondary roof structure** above the **front projection**.

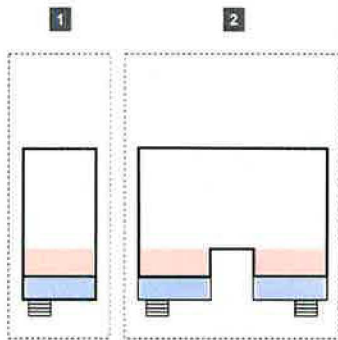


Figure 10 – Front Building Volume & Front Projection (Plan View)

Examples of **front building volumes** (orange) and **front projections** (blue) in potential buildings.

Item 1 shows a potential **Single Detached** example, and Item 2 shows a potential **Semi-detached** example.

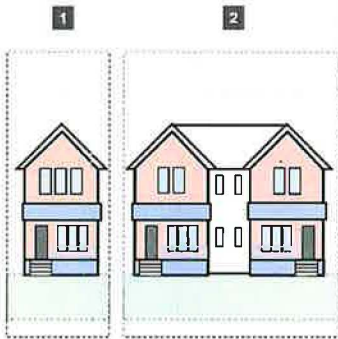


Figure 11 – Front Building Volume & Front Projection (Elevation View)

Examples of **front building volumes** (orange) and **front projections** (blue), as seen from 25 Avenue SW.

Item 1 shows a potential **Single Detached** example, and Item 2 shows a **Semi-detached** example, including the required separation between each **front building volume**.

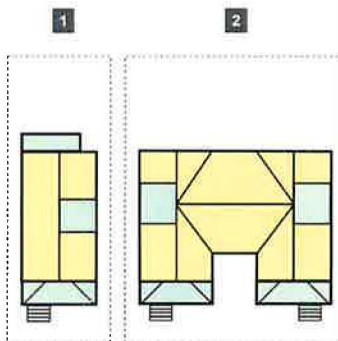


Figure 12 – Primary Roof Structure & Secondary Roof Structures (Plan View)

Examples of **primary roof structures** (yellow) and **secondary roof structures** (green).

Item 1 shows a potential **Single Detached** example, with a front-gable **primary roof structure** and shed (dormer & rear addition) and hipped (front porch) **secondary roof structures**.

Item 2 shows a compound **primary roof structure** for a potential **Semi-detached** example, where each dwelling maintains a front-gable roof, joined by a cross-gable between the two **front building volumes**. Shed (dormer) and hipped (front porch) **secondary roof structures** are also provided for each dwelling unit.