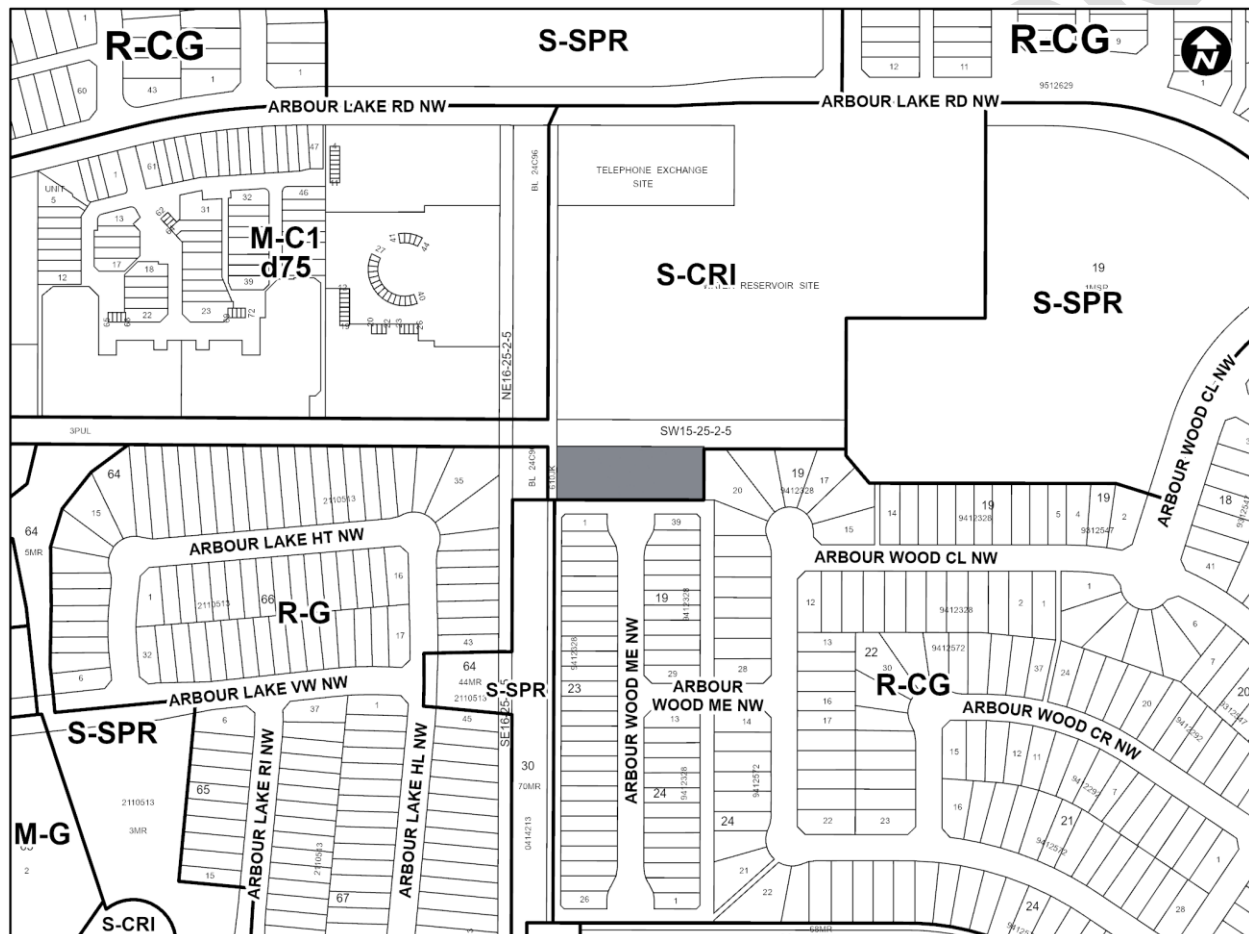


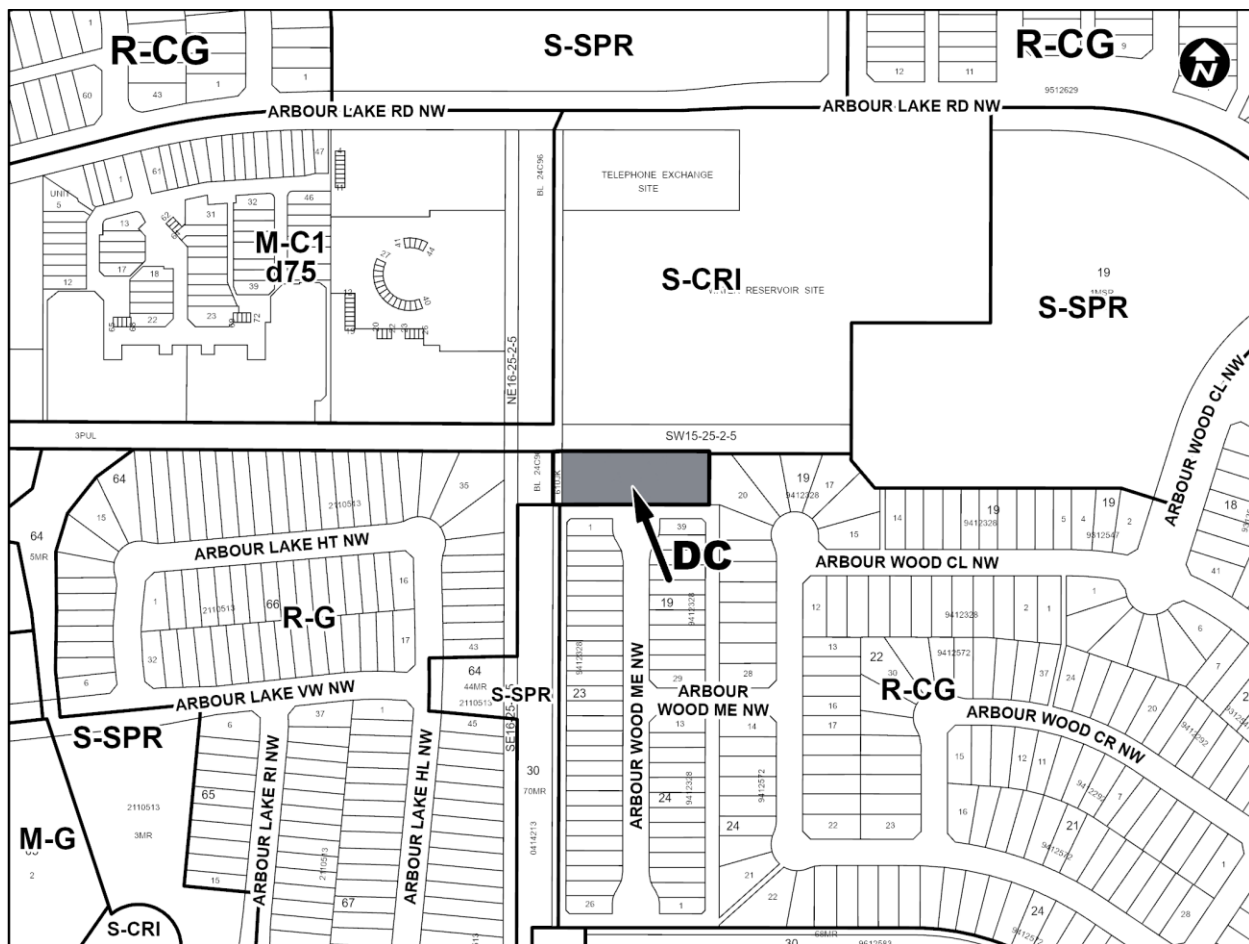
# Proposed Direct Control District

- 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:

- (a) accommodate grade-oriented multi-residential development with flexibility in building form;
- (b) establish specific motor vehicle parking and alternate mobility storage requirements;
- (c) provide for landscaping rules reflective of the site constraints; and
- (d) provide for a sensitive transition to 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.

### 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.

### Permitted Uses

- 4 The **permitted uses** of the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

### Discretionary Uses

- 5 The **discretionary uses** of the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Dwelling Unit.**

### Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 apply in this Direct Control District.

### Density

- 7 The maximum **density** is 63 **units** per hectare.

### At Grade Orientation of Units

- 8 All **units** must provide individual, separate, direct access to **grade**.

### Building Separation

- 9 (1) The minimum separation distance between **main residential buildings** is 6.5 metres.
- (2) A **porch** may project a maximum of 2.0 metres into the minimum separation distance.

### Setback Area

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

### Building Setbacks

- 11 The minimum **building setback** from any **property line** is 1.2 metres.

### Building Height and Cross Section

- 12 (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 12.0 metres measured from **grade**.
- (2) Where the **parcel** shares a **property line** with a **parcel** designated as a **low density residential district** the maximum **building height**.

- (a) is the greater of:
  - (i) the highest geodetic elevation of a **main residential building** on the adjoining **parcel**; or
  - (ii) 8.0 metres from **grade**; measured at the shared **property line**; and
- (b) increases at a 45 degree angle to a maximum of 12.0 metres measured from **grade**.

### General Landscaping Rules

13 Sections 550, 551, 553, 554, 555 and 556 of Land Use Bylaw 1P2007 do not apply to this Direct Control District.

### Landscaping Requirements

- 14
- (1) **Landscaped areas** must be provided in accordance with a landscape plan approved by the **Development Authority**.
  - (2) All areas of a **parcel**, except for those portions specifically required for motor vehicle access, **motor vehicle parking stalls, loading stalls**, garbage facilities, or any purpose allowed by the **Development Authority**, must be a **landscaped area**.
  - (3) All **setback areas** adjacent to a **street**, except for those portions specifically required for motor vehicle access, must be a **landscaped area**.
  - (4) **Amenity space** provided outdoors at **grade** must be included in the calculation of a **landscaped area**.
  - (5) Any part of the **parcel** used for motor vehicle access, **motor vehicle parking stalls, loading stalls** and garbage or recycling facilities must not be included in the calculation of a **landscaped area**.
  - (6) A minimum of 30.0 per cent of the **landscaped area** must be covered with **soft surfaced landscaping**.
  - (7) All **soft surfaced landscaped area** must be irrigated by an underground irrigation system, unless otherwise provided by a **low water irrigation system**.
  - (8) Mechanical systems or equipment that are located outside of a **building** must be **screened**.
  - (9) The **landscaped areas** shown on the landscape plan approved by the **Development Authority** must be maintained on the **parcel** for so long as the **development** exists.

### Landscape Plan Requirements

- 15 A landscape plan for the entire **development** must be submitted as part of each **development permit** application where changes are proposed to **buildings** or the site plan, and must show at least the following:
- (a) the existing and proposed site grading;
  - (b) the existing vegetation and indicate whether it is to be retained or removed;
  - (c) the layout of berms, open space systems, pedestrian circulation, **retaining walls, screening, soft surfaced landscaped area** and **hard surfaced landscaped areas**;
  - (d) private amenity space or common amenity space;
  - (e) the types, species, sizes and numbers of plant material and the types of **hard surfaced landscaped areas**;
  - (f) details of the irrigation system; and
  - (g) for **landscaped areas** with a **building** or other structure below, the following additional information must be provided:
    - (i) the location of underlying slabs and abutting walls;
    - (ii) cross-sections detailing the waterproofing membranes, protection board, insulation and drainage layer;
    - (iii) depths of the growing medium for each planting area;
    - (iv) the mature height and spread of all trees and shrubs; and
    - (v) the means of irrigating the planting areas.

### Planting Requirements

- 16 (1) Trees required by this section:
- (a) may be provided though the planting of new trees or the preservation of existing trees; and
  - (b) where approved by the **Development Authority**, may be provided on a boulevard **adjacent** to the **parcel**.
- (2) A minimum of 1.0 tree and 3.0 shrubs must be provided for each 110.0 square metres of **parcel area**.
- (3) Shrubs must be a minimum height or spread of 0.6 metres at the time of planting.

- (4) The requirement for the provision of 1.0 tree is met where:
  - (a) a deciduous tree has a minimum **calliper** of 50 millimetres; or
  - (b) a coniferous tree has a minimum height of 2.0 metres.
- (5) The requirement for the provision of 2.0 trees is met where:
  - (a) a deciduous tree has a minimum **calliper** of 70 millimetres; or
  - (b) a coniferous tree has a minimum height of 3.0 metres.
- (6) The requirement for the provision of 3.0 trees is met where an existing deciduous tree with a **calliper** greater than 100 millimetres is preserved.
- (7) For **landscaped areas** with a **building** below, planting areas must have the following minimum soil depths:
  - (a) 1.2 metres for trees;
  - (b) 0.6 metres for shrubs; and
  - (c) 0.3 metres for all other planting areas.
- (8) The soil depths referenced in (7) must cover an area equal to the mature spread of the planting material.
- (9) All plant materials must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.

#### Amenity Space

- 17 (1) Each **unit** and **suite** must have **amenity space** that is located outdoors and is labelled on the required landscape plan.
- (2) **Amenity space** may be provided as **common amenity space**, **private amenity space** or a combination of both.

#### Decks and Patios

- 18 (1) The height of a **deck** must not exceed 1.5 metres above **grade** at any point.
- (2) A **privacy wall** located on a **deck** or **patio** must not exceed 2.0 metres in height when measured from the surface of the **deck** or **patio**.

#### Motor Vehicle Parking Stall Requirements

- 19 The minimum number of **motor vehicle parking stalls** is calculated based on the sum of all **units** and **suites** at a rate of 1.0 stalls per **unit** or **suite**.

**Bicycle Parking Stall Requirements in Multi-Residential Development**

**20** The minimum number of ***bicycle parking stalls – class 1*** is calculated based on the sum of all ***units*** and ***suites*** at a rate of 1.0 stall per ***unit*** or ***suite*** where a ***unit*** or ***suite*** is not provided a ***motor vehicle parking stall*** located in a ***private garage*** or ***mobility storage locker***.

**Mobility Storage**

**21** The minimum number of ***mobility storage lockers*** is calculated based on the sum of all ***units*** and ***suites*** at a rate of 0.5 lockers per ***unit*** or ***suite*** where a ***unit*** or ***suite*** is not provided a ***motor vehicle parking stall*** located in a ***private garage***.

**Relaxations**

**22** The ***Development Authority*** may relax the rules contained in Sections 6 and 8 through 21 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

TEXT FOR DISCUSSION