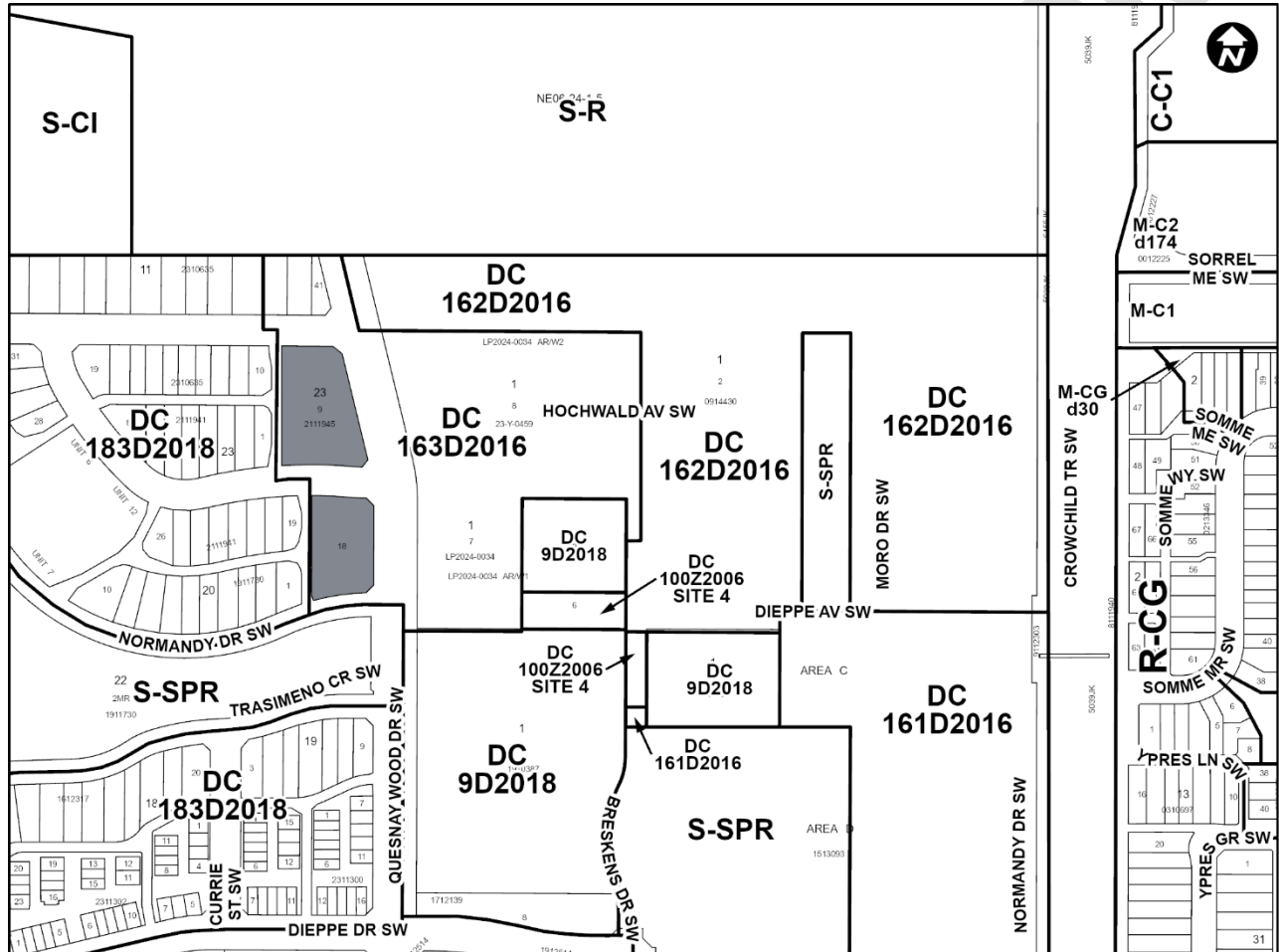


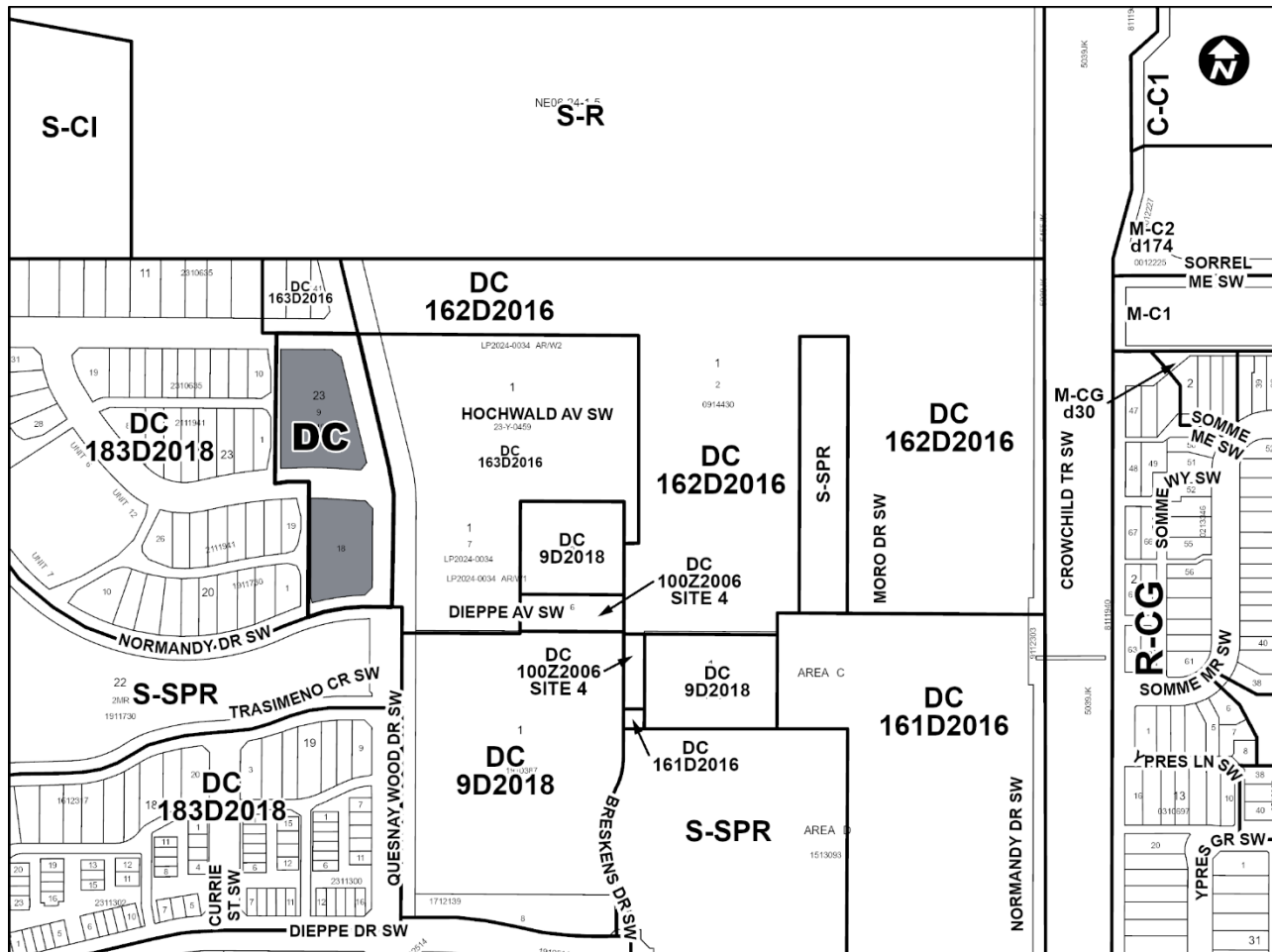
# Proposed Direct Control District (Site 3)

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".

## SCHEDULE A



**SCHEDULE B**



**DIRECT CONTROL DISTRICT**

**Purpose**

- 1 This Direct Control District is intended to:
  - (a) allow for the redevelopment of the site in accordance with the aims of the CFB West Master Plan;
  - (b) allow for a built form that will accommodate a full range of residential buildings;
  - (c) support a form of development that is sensitive to and respectful of the historic character of provincial historic resources;
  - (d) allow for a limited range of commercial uses to support residential uses;
  - (e) create a permeable, accessible and pedestrian-oriented neighbourhood design; and
  - (f) effectively manage the parking supply to encourage more people to use sustainable modes of transportation.

### 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.

### Permitted Uses

- 4 The following *uses* are *permitted uses* in this Direct Control District:

- (a) **Accessory Residential Building;**
- (b) **Home Based Child Care – Class 1;**
- (c) **Home Occupation – Class 1;**
- (d) **Park;**
- (e) **Protective and Emergency Service;**
- (f) **Sign – Class A; and**
- (g) **Utilities.**

### Discretionary Uses

- 5 The following *uses* are *discretionary uses* in this Direct Control District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Child Care Service;**
- (d) **Community Entrance Feature;**
- (e) **Health Care Service;**
- (f) **Custodial Care;**
- (g) **Dwelling Unit;**
- (h) **Food Kiosk;**
- (i) **Home Occupation – Class 2;**
- (j) **Live Work Unit;**
- (k) **Multi-Residential Development;**
- (l) **Power Generation Facility – Small;**
- (m) **Residential Care;**
- (n) **Service Organization;**
- (o) **Sign –Class B;**
- (p) **Sign – Class C;**
- (q) **Sign – Class D;**
- (r) **Sign – Class E;**
- (s) **Special Care Facility;**
- (t) **Temporary Residential Sales Centre;**
- (u) **Townhouse; and**
- (v) **Utility Building.**

### Rules

- 6 Unless otherwise specified, all *uses* in this Direct Control District Bylaw must comply with the General Rules for Multi-Residential Land Use Districts referenced in Part 6, Division 1 of Bylaw 1P2007.

### Building Height

7 The maximum **building height** is 25.0 metres.

### Building Design

8 All **buildings** fronting a **street** must have:

- (a) a minimum ceiling height of 4.0 metres as measured vertically from the floor to the ceiling, for any non-residential **use**
- (b) a minimum ceiling height of 3.0 metres when measured vertically from the floor to the ceiling, for any residential **use**; and
- (c) an individual, separate, direct access to **grade** for each **unit** with any portion of its floor area located on the floor closest to **grade**.

### Setback Area

9 The depth of all **setback areas** in this Direct Control District must be equal to the minimum **building setback** required by section 10.

### Building Setback

- 10
- (1) The minimum **building setback** from a **property line** shared with a Quesnay Wood Drive SW is 3.0 metres;
  - (2) The minimum **building setback** from a **property line** shared with Beesborough Drive SW, Calais Drive SW and Normandy Drive SW is 2.25 metres;
  - (3) The minimum **building setback** from a **property line** shared with a **lane** is 2.25 metres; and
  - (4) The minimum **building setback** from a **property line** shared with another **parcel** is zero metres.

### Projections Into Setback Areas

- 11
- (1) **Landings**, wheelchair ramps and stairs may project without limits into any **setback area**.
  - (2) **Patios, decks** and **balconies** may project a maximum of 1.5 metres into any **setback area**.
  - (3) Eaves may project a maximum of 0.6 metres into any **setback area**.

### Specific Rules for Landscaped Areas

- 12
- (1) A minimum of 20.0 per cent of the area of the **parcel** must be a **landscaped area**.
  - (2) 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**.
  - (3) Every **building** on a **parcel** must have at least one sidewalk connecting the **public entrance** to a public sidewalk, or in the case where there is no public sidewalk, to the nearest **street**.

- (4) Every **building** on a **parcel** must have at least one sidewalk connecting the parking area to the **public entrances** of the **building**.
- (5) Where a sidewalk provided in satisfaction of this section is next to a portion of a **building**, the sidewalk must extend along the entire length of that side of the **building**.
- (6) All **soft surfaced landscaped areas** must be irrigated by an underground irrigation system, unless a **low water irrigation system** is provided.

### Planting Requirements

13 Any trees or shrubs provided in satisfaction of the **landscaped area** requirement must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.

### Low Water Irrigation System

- 14
- (1) When a **low water irrigation system** is provided, only trees and shrubs must be irrigated and the extent of water delivery must be confined to the tree and shrub area.
  - (2) When a **low water irrigation system** is provided, trees and shrubs that have similar water consumption requirements must be grouped together.

### Amenity Space

- 15
- (1) The required minimum **amenity space** is 5.0 square metres per **unit**.
  - (2) **Amenity space** may be provided as **common amenity space**, **private amenity space** or a combination of both.
  - (3) When the **private amenity space** provided is 5.0 square metres or less per **unit**, that specific area will be included to satisfy the **amenity space** requirement.
  - (4) When the **private amenity space** exceeds 5.0 square metres per **unit**, only 5.0 square metres per **unit** may be included to satisfy the **amenity space** requirement.
  - (5) **Private amenity space** must:
    - (a) be in the form of a **balcony**, **deck** or **patio**; and
    - (b) have no minimum dimensions of less than 2.0 metres.
  - (6) **Common amenity space**:
    - (a) may be provided as **common amenity space – indoors** and as **common amenity space – outdoors**;
    - (b) must be accessible from all the **units**;

- (c) must have a contiguous area of not less than 50.0 square metres with no dimension less than 6.0 metres; and
  - (d) may be located at or above **grade**.
- (7) A maximum of 50.0 per cent of the required **amenity space** may be provided as **common amenity space – indoors**.
- (8) **Common amenity space – outdoors:**
- (a) must provide a **balcony, deck** or **patio** and at least one of the following as permanent features:
    - (i) a barbeque; or
    - (ii) seating; and
  - (b) must be used in the calculation of the required **landscaped area** when located below 25.0 metres above **grade**.

#### **Mechanical Screening**

16 Mechanical systems or equipment that is located outside of a **building** must be **screened**.

#### **Waste, Recycling and Organics**

17 Garbage, recycling and organics must be stored in a **screened** location.

#### **Motor Vehicle Parking Stall Requirements**

- 18 (1) For **development** containing **Dwelling Units** or **Live Work Units**, the minimum **motor vehicle parking stall** requirement:
- (a) for each **Dwelling Unit** or **Live Work Unit** is 0.7 stalls for resident parking; and
  - (b) for each **Dwelling Unit** or **Live Work Unit** is 0.1 **visitor parking stalls** per **unit**.
- (2) For **development** containing **Dwelling Units** or **Live Work Units**, the maximum **motor vehicle parking stall** requirement:
- (a) for each **Dwelling Unit** or **Live Work Unit** less than 60 square metres is 1.0 stall per **unit** for resident parking;
  - (b) for each **Dwelling Unit** or **Live Work Unit** 60 square metres or greater is 2.0 stalls per **unit** for resident; and
  - (c) for each **Dwelling Unit** or **Live Work Unit** is 0.15 **visitor parking stalls** per **unit**.

### Required Bicycle Parking Stalls

**19** The minimum number of *bicycle parking stalls – class 1* for:

- (a) each **Dwelling Unit** and **Live Work Unit** is:
  - (i) no requirement where the number of **units** is less than 20.0; and
  - (ii) 0.5 stalls per **unit** where the total number of **units** is 20.0 or more; and
- (b) all other **uses** is the minimum requirement referenced in Part 4 of Bylaw 1P2007.

### Relaxations

**20** The Development Authority may relax the rules contained in Sections 6 through 8, 10, 12, 15 and 18 through 19 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

TEXT FOR DISCUSSION