

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

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.