

**Proposed Direct Control Guidelines
(based on Multi-Residential – At Grade Housing (M-G) District)**

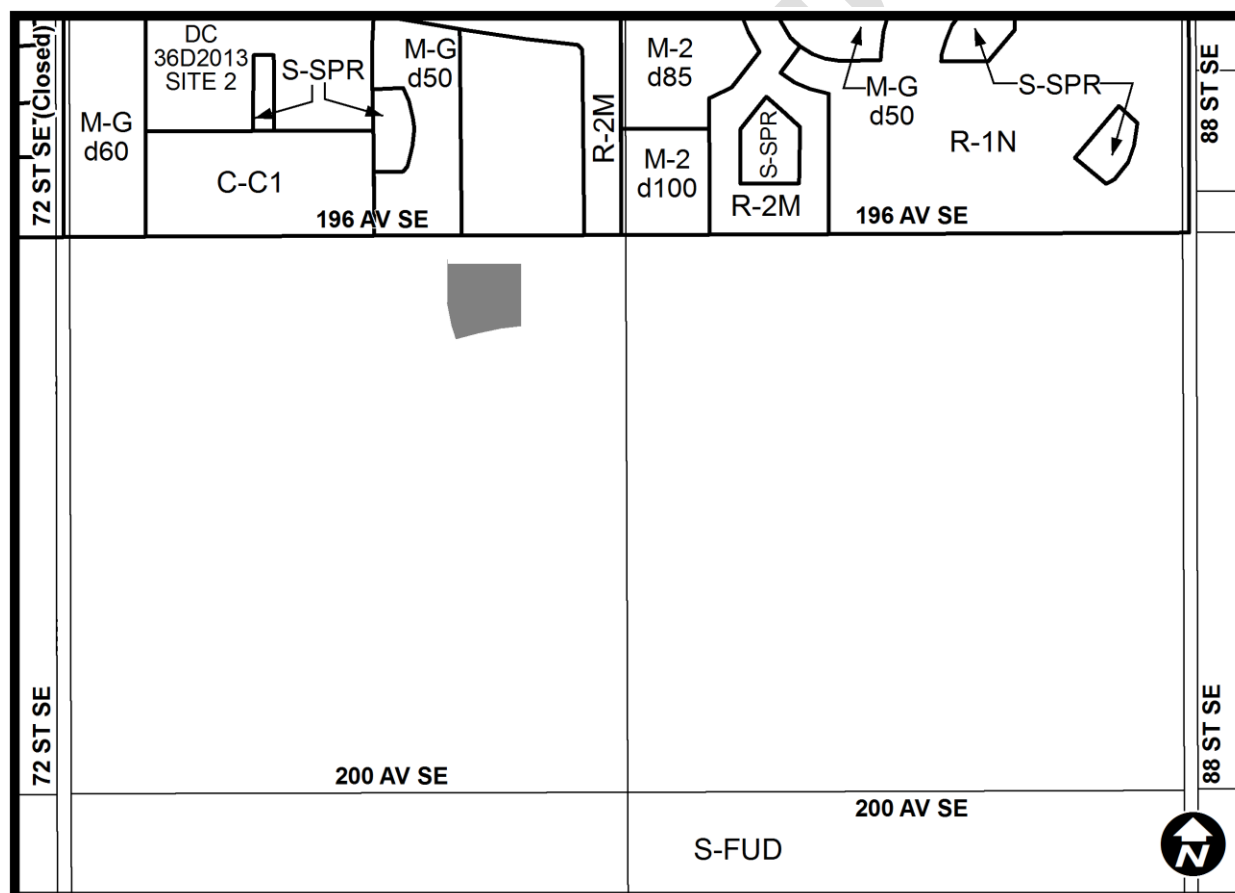
WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

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:

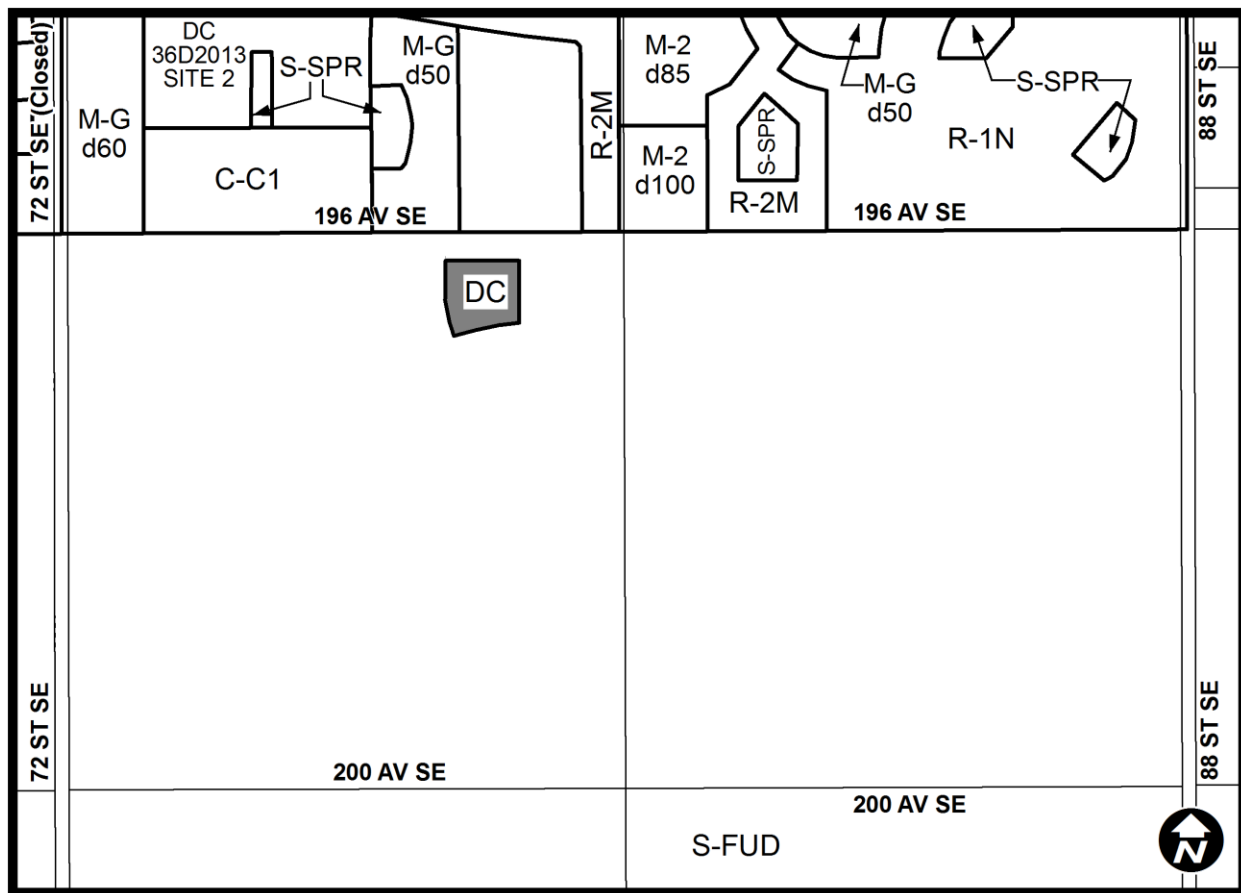
1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule “A” to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule “B” to this Bylaw, including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

SCHEDULE A



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SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to:

- (a) allow for the organic placement of **residences** in a **Pocket Residential Development**, comprising a range of residential dwelling types where the units are limited in size;
- (b) provide shared **amenity spaces** for social interaction;
- (c) allow for housing options that are presently do not exist within Calgary; and
- (d) be located **adjacent** to residential or commercial **development**, and nearby public transit.

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.

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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) “**residence**” means a residential **building** located within a **Pocket Residential Development**.
- (b) “**common building**” means a **building** that is shared between residents of a **Pocket Residential Development** for the purpose of storage, meeting space or any communal residential purpose.

Defined Uses

- 5 In this Direct Control District:

- (a) “**Pocket Residential Development**” means a **use**:
 - (i) where a grouping of **residences** share **common amenity space** and pathways, and are situated in groupings relatively close together;
 - (ii) Where each **residence** may contain between one to five **Dwelling Units**, and can take the form of a **Manufactured Home**, a **Semi-detached Dwelling**, a triplex, a fourplex or a **Multi-Residential Development**;
 - (iii) where no **Dwelling Unit** is located wholly or partially above another **Dwelling Unit**;
 - (iv) that can occur multiple times on one **parcel**;
 - (v) that has no minimum number of **residences**; and
 - (vi) that may include a **common building**.

Permitted Uses

- 6 The **permitted uses** of the Multi-Residential – At Grade Housing (M-G) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District, with the exclusion of:

- (a) **Multi-Residential Development – Minor**.

Discretionary Uses

- 7 The **discretionary uses** of the Multi-Residential – At Grade Housing (M-G) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District, with the addition of:

- (a) **Pocket Residential Development**;
- (b) **Multi-Residential Development – Minor**; and
- (c) **Multi-Residential Development**.

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Bylaw 1P2007 District Rules

- 8** (1) Unless otherwise specified in this Direct Control District, the rules of the Multi-Residential – At Grade Housing (M-G) District of Bylaw 1P2007 apply in this Direct Control District.
- (2) Unless otherwise specified in this Direct Control District, **Pocket Residential Development** is subject to the General Rules for Low Density Residential Land Use Districts in Part 5, Division 1 of Bylaw 1P2007.

Pocket Residential Development Rules

- 9** The rules in Section 9 apply only to **Pocket Residential Development**.
- (a) the minimum separation distance between **buildings** is 3.0 metres.
 - (b) the maximum number of **Dwelling Units** within a **Pocket Residential Development** is 25.
 - (c) there may be more than one **Pocket Residential Development** on a **parcel**.
 - (d) each **building** must be **adjacent** to the required **common amenity space**.
 - (e)
 - (i) the minimum **density** is 30.0 **units** per hectare.
 - (ii) there is no maximum **density**.
 - (f) the maximum **gross floor area** of any individual **storey** of a **Dwelling Unit** is 100.0 square metres.
 - (g) each **residence** must have a **private amenity space** that:
 - (i) is provided outdoors; and
 - (ii) has a minimum area of 12.0 square metres with no dimension less than 1.5 metres.
 - (h) for **residences** that are located on the floor closest to **grade**, **private amenity space** must be provided in the form of a **patio**, **porch** or **deck**.
 - (i) for **residences** that are located entirely above a **private garage**, **private amenity space** must be provided in the form of a **patio**, **deck** or **balcony**.
 - (j) **common amenity space – outdoors** must be provided at **grade**, and must:
 - (i) have a minimum area of 15.0 square metres per **residence**;
 - (ii) have no dimension less than 6.0 metres;
 - (iii) be centrally located in a single contiguous area;

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- (iv) include a pathway to the **street**;
- (v) not be used for vehicular access; and
- (vi) not be located in any **setback area**.
- (k) the provisions referenced in sections 334, 335, 336, 337 and 338 of Bylaw 1P2007 do not apply.
- (l) eaves may project a maximum of 0.6 metres into any **setback area**.
- (m) each **Pocket Residential Development** may include **common buildings**, with no minimum or maximum floor area.
- (n) garbage and waste material must be stored either:
 - (i) inside a **building**; or
 - (ii) in a garbage container enclosure approved by the **Development Authority** that:
 - (A) must not be located in an **actual front setback area**;
 - (B) must not be located in an **actual side setback area** on the public **street** side of a **corner parcel**.
- (o) a garbage container enclosure may be located in a **setback area** provided that:
 - (i) the wall of the enclosure is constructed of maintenance free materials; and
 - (ii) there is no overhang of eaves onto an **adjacent parcel** or **lane**.
- (p) recycling facilities must be provided.
- (q) **motor vehicle parking stalls** must not be located between the **common amenity space** and a **building**.
- (r) where a lane is available, **motor vehicle parking stalls** and **private garages** must be accessed from a **lane**.
- (s) the minimum number of **motor vehicle parking stalls** is 1.0 per **residence**.
- (t) **visitor parking stalls** are not required.
- (u) the **Development Authority** may relax any of the rules within Section 9, provided the test for relaxation set out in Bylaw 1P2007 is met.