

Proposed Direct Control Guidelines

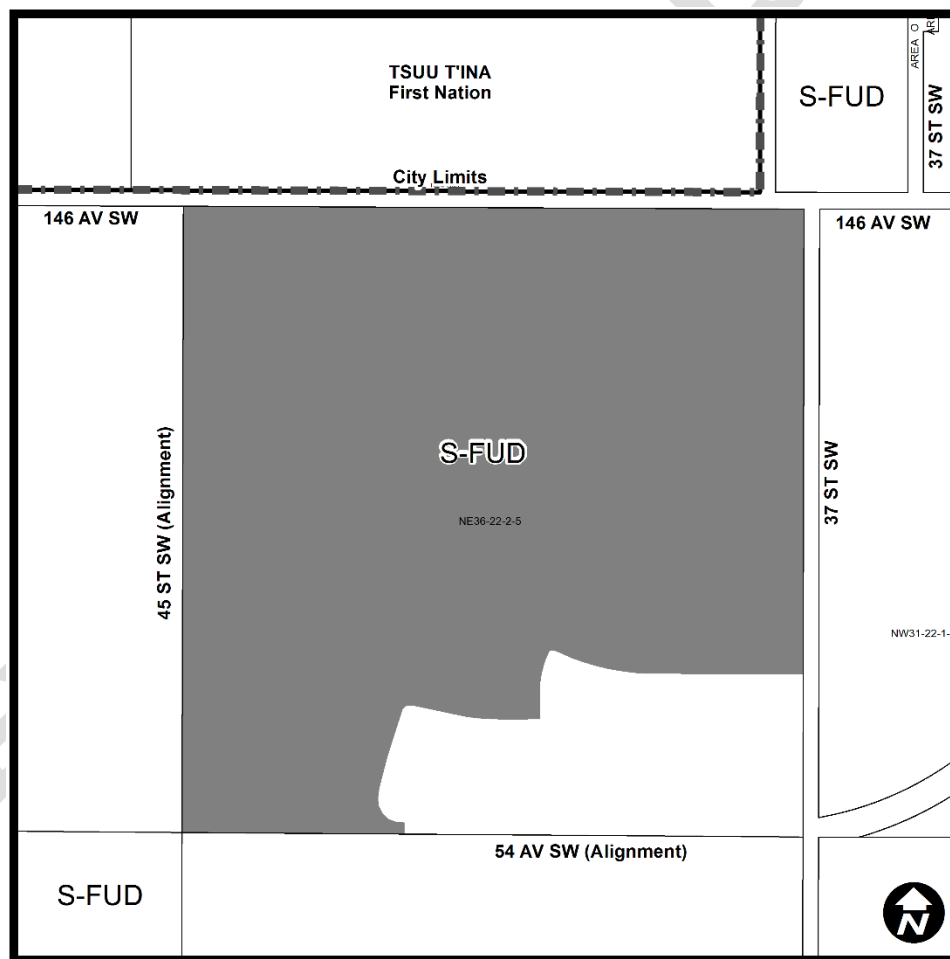
WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 to change the land use designation of certain lands within the City of Calgary;

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:

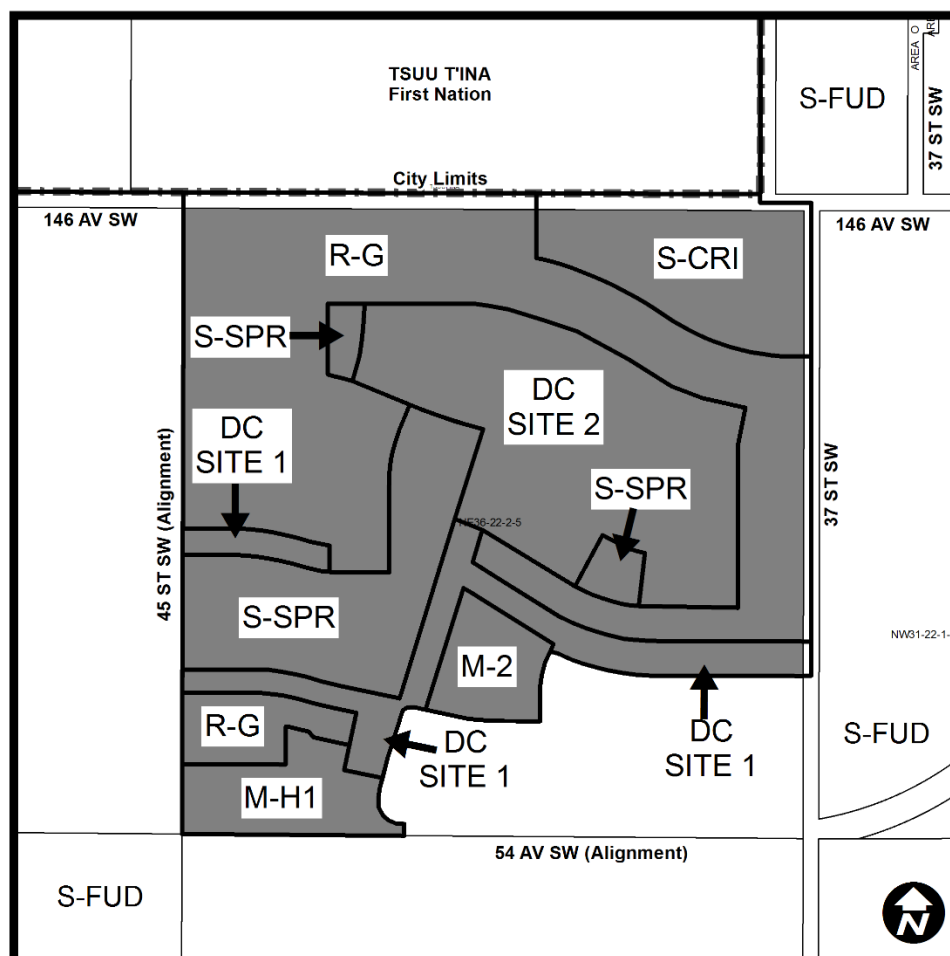
1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including 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) accommodate street-oriented residential **development** in the form of **Semi-detached Dwellings** and **Rowhouses** on small-scale lots with rear **lane** access and minimal **rear yard setbacks**; and
 - (b) classify **Single Detached Dwellings** and **Semi-detached Dwellings** as **discretionary uses** within **green court blocks** to facilitate comprehensive **development permit** requirements.

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) **green court block** means a block of privately owned land that is predominantly bound by public **streets** on all sides and includes, but is not limited to, the following within the block:
- (i) **Dwelling Units** that may be provided on individual **parcels**;
 - (ii) **private condominium roadways**;
 - (iii) publicly accessible private open space and local pathways; and
 - (iv) private utility servicing.

Site 1 (4.14 hectares ±)

Application

- 5 The provisions in sections 6 through 11 apply only to Site 1.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Residential – Low Density Mixed Housing (R-Gm) District of Bylaw 1P2007 apply to this Direct Control District.

Permitted Uses

- 7 The **permitted uses** of the Residential – Low Density Mixed Housing (R-Gm) District of Bylaw 1P2007 are the **permitted uses** of this Direct Control District.

Discretionary Uses

- 8 The **discretionary uses** of the Residential – Low Density Mixed Housing (R-Gm) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Parcel Area for a Rowhouse Building

- 9 The minimum area of a **parcel** for a **Rowhouse Building** is 90.0 square metres per **Dwelling Unit**.

Building Setback from Rear Property Line

- 10 The minimum **building setback** from a **rear property line** for any portion of the **building** is 0.6 metres.

Outdoor Private Amenity Space

- 11 (1) Each **Dwelling Unit** must have direct access to **private amenity space** that:
- (a) has a minimum total area of 15.0 square metres;
 - (b) has no dimension of less than 2.0 metres; and
 - (c) may be located at **grade**, or located above **grade** as part of the **main residential building**.

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- (2) A **patio** may be located in the **front setback area** or in a **setback area** on the **street** side of a **corner parcel**.

Site 2 (11.87 hectares ±)

Application

- 12 The provisions in sections 13 through 16 apply only to Site 2.

Bylaw 1P2007 District Rules

- 13 Unless otherwise specified, the rules of the Residential – Low Density Mixed Housing (R-G) District of Bylaw 1P2007 apply to this Direct Control District.

Permitted Uses

- 14 The **permitted uses** of the Residential – Low Density Mixed Housing District (R-G) District of Bylaw 1P2007 are the **permitted uses** of this Direct Control District, with the exclusion of:

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

Discretionary Uses

- 15 The **discretionary uses** of the Residential – Low Density Mixed Housing District (R-G) District of Bylaw 1P2007 are the **discretionary uses** of this Direct Control District, with the addition of:

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

Development Permit Requirements

- 16 A comprehensive **development permit** is required for each **green court block** and must include all **Dwelling Units**, in addition to the requirements of Bylaw 1P2007.