

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



Proposed Direct Control Guidelines

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to:

- (a) accommodate residential *development* on a site constrained by slope and compromised *lane* access;

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.

Proposed Direct Control Guidelines

Permitted Uses

- 4 The **permitted uses** of the Residential – Contextual One /Two Dwelling (R-C2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Residential – Contextual One /Two Dwelling (R-C2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Residential – Contextual One /Two Dwelling (R-C2) District of Bylaw 1P2007 apply in this Direct Control District.

Building Setback from Front Property Line

- 7 (1) For a **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Duplex Dwelling, Semi-detached Dwelling** and a **Single Detached Dwelling**, the minimum **building setback** from a **front property line** is the greater of:
- (a) the **contextual front setback** less 3.0 metres; or
 - (b) 3.0 metres.
- (2) For an addition or exterior alteration to a **Duplex Dwelling, Semi-detached Dwelling**, or **Single Detached Dwelling** which was existing and approved on or before the effective date of this Direct Control District, the minimum **building setback** from a **front property line** is the lesser of
- (a) the **contextual front setback** less 3.0 metres to a minimum of 3.0 metres; or
 - (b) the existing **building setback** less 3.0 metres to a minimum of 3.0 metres.
- (3) For all other **uses**, the minimum **building setback** from a **front property line** is 3.0 metres.

Maximum Building Depth

- 8 The maximum **building depth** is the greater of:
- (a) 68.0 per cent of the **parcel depth**; or
 - (b) the **contextual building depth average**.

Retaining Walls

- 9 (1) A **retaining wall** must be 2.5 metres in height or less when measured from **grade**.
- (2) **Retaining walls** on the same **parcel** must have a minimum horizontal separation of 1.0 metre between **retaining walls**.

Proposed Direct Control Guidelines

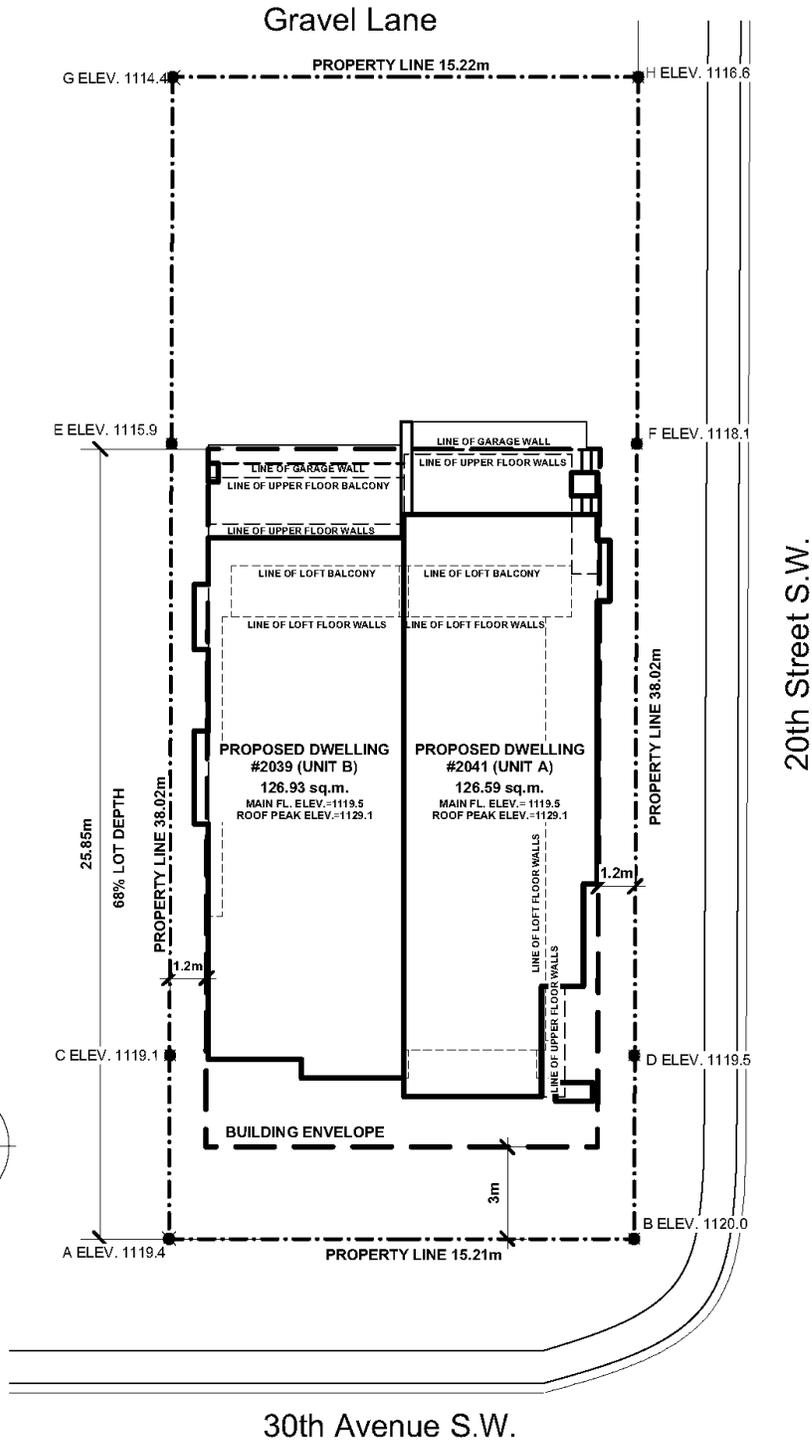
Building Height

- 10 (1) The maximum height of the **building**, excluding **ancillary structures**, is defined by the maximum height plane shown on Schedule C of this Direct Control District, and must at no point exceed the geodetic height of 1129.3 metres.
- (2) The rules contained in sections 360, 361 and 438 of Bylaw 1P2007 do not apply in this Direct Control District.

TEXT FOR DISCUSSION
ONLY

Proposed Direct Control Guidelines

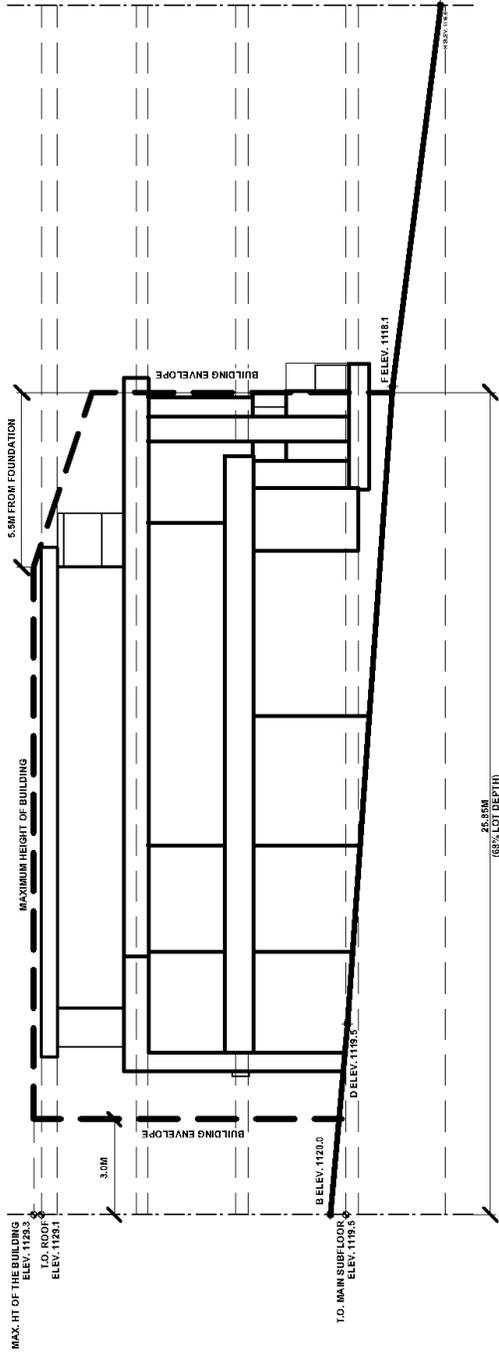
SCHEDULE C



SCHEDULE C: SITE PLAN

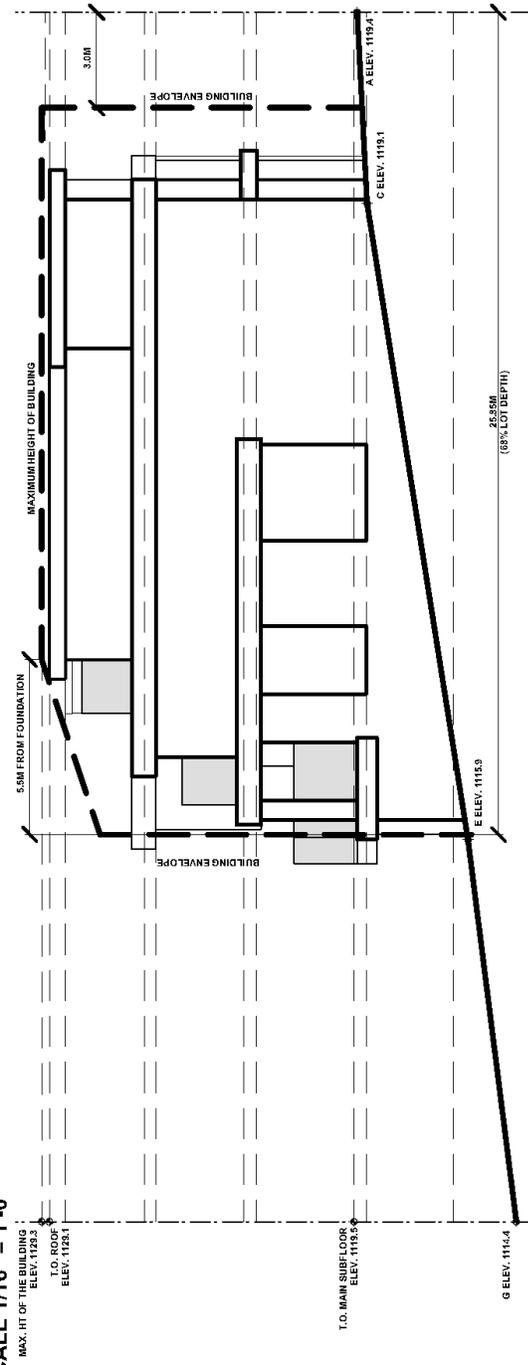
SCALE 1:200

Proposed Direct Control Guidelines



SCHEDULE C: WEST ELEVATION

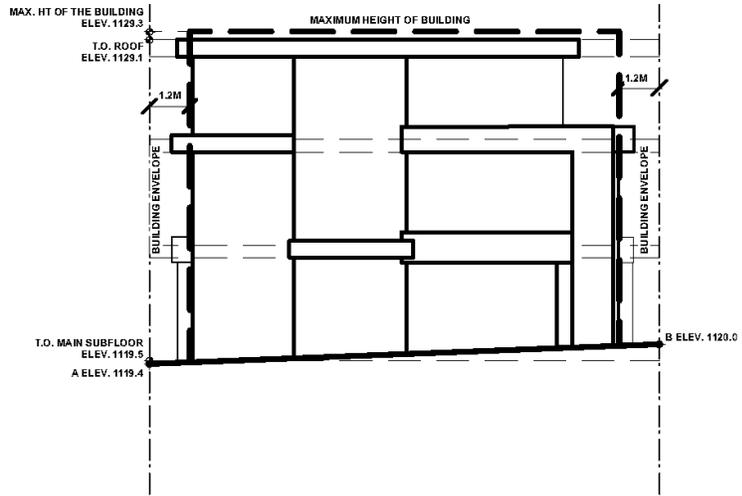
SCALE 1/16" = 1'-0"



SCHEDULE C: EAST ELEVATION

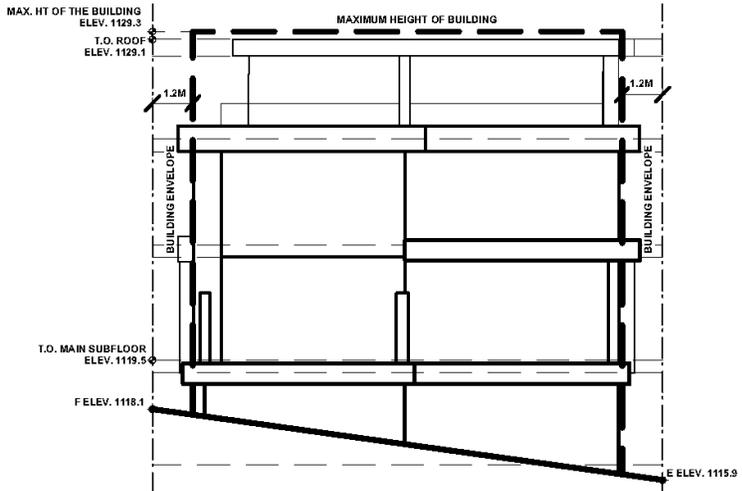
SCALE 1/16" = 1'-0"

Proposed Direct Control Guidelines



SCHEDULE C: NORTH ELEVATION

SCALE 1/16" = 1'-0"



SCHEDULE C: SOUTH ELEVATION

SCALE 1/16" = 1'-0"

TEA