

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

The map displays a complex network of streets and land use zones. Key features include:

- Transportation / Utility Corridor:** A central horizontal corridor running through the middle of the map.
- Streets:** Labeled streets include WENTWORTH DR SW, WENTWORTH GV SW, WENTWORTH VV SW, WENTWORTH MR SW, 12 AV SW, BOW TR SW, 85 ST SW, 93 ST SW, ASPEN CR SW, ASPEN R SW, ASPEN MR SW, ASPEN STONE WY, and ASPEN CR SW.
- Land Use Zones:** Various zones are marked, including S-UN, S-CRI, S-SPR, R-1, R-1S, MU-1, C-COR2, and DC SITE 1, 2, 3.
- Specific Sites:** Labeled sites include DC 78Z2001 SITE 1, DC 78Z2001 SITE 2, DC 78Z2001 SITE 3, and DC 78Z2001 SITE 4.
- Other Labels:** Other labels include 'S-TUC' (Special Transportation Use Corridor), 'S-UN' (Single-Unit Residential), 'S-CRI' (Community Residential In-Medium Density), 'S-SPR' (Single-Family Residential), 'MU-1' (Medium-Density Urban), 'C-COR2' (Community Corridor), and 'R-1' (Single-Family Residential).
- North Arrow:** A north arrow is located in the bottom right corner of the map.

1 This Direct Control District Bylaw is intended to:

- (a) accommodate low density residential development in the form of single- and semi-detached housing within a comprehensively designed site, and complement the existing and new uses in the area;
- (b) preserve any natural vegetation where reasonably possible through setbacks; and
- (c) sensitively integrate additional support medical uses within a comprehensively designed residential and older adult housing community.

## Proposed DC Direct Control Guidelines

### 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 Bylaw.

### Reference to Bylaw 1P2007

- 3 Within this Direct Control District Bylaw, 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 Bylaw:
- (a) “**commercial multi-residential uses**” includes **uses** referenced in section 13 (32) of Bylaw 1P2007 with the addition **Health Services Laboratory – With Clients and Medical Clinic**.

### Relaxations

- 5 The **Development Authority** may relax the requirements in sections 6 through 17, 22 through 29 and 34 of this Direct Control District Bylaw where the test for relaxation in Bylaw 1P2007 is met.

### Site 1 (0.79 ha ±)

#### Application

- 6 The provisions in sections 7 through 17 apply only to Site 1.

#### Permitted Uses

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

#### Discretionary Uses

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

#### Bylaw 1P2007 District Rules

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

#### Maximum Number of Units

- 10 The maximum number of **units** on Site 1 is 8.

#### Parcel Width

- 11 The minimum **parcel width** is 16.7 metres.

#### Parcel Depth

- 12 The minimum **parcel depth** is 30.0 metres.

#### Parcel Area

- 13 The minimum area of a **parcel** is 690.0 square metres.

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### Parcel Coverage

- 14 (1) Unless otherwise referenced in subsection (2), the maximum **parcel coverage** is 40.0 per cent of the area of a **parcel**.
- (2) The maximum **parcel coverage** referenced in subsection (1), must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not provided in a **private garage**.

### Building Setback from Front Property Line

- 15 (1) Where a front garage is directly facing the **front property line**, the minimum **building setback** is 6.0 metres.
- (2) In all other cases, the minimum **building setback** is 4.5 metres.

### Building Setback from Side Property Line

- 16 The minimum **building setback** from a **side property line** is 1.8 metres.

### Building Setback from Rear Property Line

- 17 (1) The minimum **building setback** from a **rear property line** is 7.5 metres.
- (2) The minimum **building setback** from a **rear property line** shared with a **special purpose district** is 10.5 metres.

### Site 2 (0.99 ha ±)

#### Application

- 18 The provisions in sections 19 through 29 apply only to Site 2.

#### Permitted Uses

- 19 The **permitted uses** of the Residential – One/Two Dwelling (R-2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

#### Discretionary Uses

- 20 The **discretionary uses** of the Residential – One/Two Dwelling (R-2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

### Bylaw 1P2007 District Rules

- 21 Unless otherwise specified, the rules of the Residential – One/Two Dwelling (R-2) District of Bylaw 1P2007 apply in this Direct Control District.

### Maximum Number of Units

- 22 The maximum number of **units** is 16.

### Parcel Width

- 23 The minimum **parcel width** is:
- (a) 14.6 metres for a **parcel** containing a **Single Detached Dwelling**; and

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- (b) 24.3 metres for a **parcel** containing a **Semi-detached Dwelling** and if a **parcel** containing a **Semi-detached Dwelling** is subsequently subdivided, a minimum **parcel width** of 10.9 metres must be provided for each **Dwelling Unit**.

#### Parcel Depth

- 24 The minimum **parcel depth** is 30.0 metres.

#### Parcel Area

- 25 The minimum area of a **parcel** is:

- (a) 550.0 square metres for a **parcel** containing a **Single Detached Dwelling**; and
- (b) 655.0 square metres for a **parcel** containing a **Semi-detached Dwelling**, and if a **parcel** containing a **Semi-detached Dwelling** is subsequently subdivided, a minimum area of 325.0 square metres must be provided for each **Dwelling Unit**.

#### Parcel Coverage

- 26 (1) Unless otherwise referenced in subsection (2), the maximum **parcel coverage** is 40.0 per cent of the area of a **parcel**.
- (2) The maximum **parcel coverage** is 50.0 per cent of a **parcel** for a **Semi-detached Dwelling**.
- (3) The maximum **parcel coverage** referenced in subsections (2) and (3), must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not provided in a **private garage**.

#### Building Setback from Front Property Line

- 27 (1) Where a front garage is directly facing the **front property line**, the minimum **building setback** is 6.0 metres.
- (2) In all other cases, the minimum **building setback** is 3.0 metres.

#### Building Setback from Side Property Line

- 28 The minimum **building setback** from a **side property line** is 1.5 metres.

#### Building Setback from Rear Property Line

- 29 The minimum **building setback** from a **rear property line** is 7.5 metres.

#### Site 3 (2.47 ha ±)

#### Application

- 30 The provisions in sections 31 through 34 apply only to Site 3.

#### Permitted Uses

- 31 The **permitted uses** of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

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### Discretionary Uses

- 32** The ***discretionary uses*** of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District, with the addition of:
- (a) **Health Services Laboratory – With Clients**; and
  - (b) **Medical Clinic**.

### Bylaw 1P2007 District Rules

- 33** Unless otherwise specified, the rules of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 apply in this Direct Control District.

### Rules for Commercial Multi-Residential Uses

- 34** (1) Unless otherwise referenced in subsection (2), ***commercial multi-residential uses*** must be located on the floor closest to ***grade of main residential buildings***.
- (2) **Health Services Laboratory – With Clients, Medical Clinic, and Office uses** may be located on the floor closest to ***grade of buildings*** independent from ***main residential buildings***, where they are approved with any one or more of the following ***uses***:
- (a) **Assisted Living**;
  - (b) **Custodial Care**;
  - (c) **Multi-Residential Development**; or
  - (d) **Residential Care**.
- (3) Unless otherwise referenced in subsection (4), the maximum ***use area*** for each ***commercial multi-residential use*** is 300.0 square metres.
- (4) **Health Services Laboratory – With Clients, Medical Clinic and Office uses** may have a maximum ***use area*** of 1,000.0 square metres.
- (5) ***Commercial multi-residential uses*** must:
- (a) be contained completely within the ***building*** with the exception of ***Outdoor Café uses***;
  - (b) not be located above any ***Dwelling Unit***;
  - (c) not share an internal hallway with a ***Dwelling Unit***; and
  - (d) have a separate exterior entrance from that of a ***Dwelling Unit***.

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- (6) Parking areas for **commercial multi-residential uses** must:
- (a) be separated from residential parking areas;
  - (b) provide pedestrian access to the **commercial multi-residential uses**; and
  - (c) be located a minimum distance of 5.0 metres from a parcel designated as a **low density residential district**, in the case of a surface parking area.
- (7) Parking areas for **commercial multi-residential uses** must:
- (a) be separated from residential parking areas;
  - (b) provide pedestrian access to the **commercial multi-residential uses**; and
  - (c) be located a minimum distance of 5.0 metres from a **parcel** designated as a **low density residential district**, in the case of a surface parking area.