PROPOSED

BYLAW NUMBER 31D2019

BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2017-0308/CPC2018-1359)

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”.

2. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME ON ____________________________________________

READ A SECOND TIME ON __________________________________________

READ A THIRD TIME ON ____________________________________________

________________________________________
MAYOR

_____________________________
SIGNED ON __________________________

________________________________________
CITY CLERK

_____________________________
SIGNED ON __________________________
SCHEDULE A
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.

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.

   (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.