

**BYLAW NUMBER 17D2013**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT LOC2012-0054)**

\*\*\*\*\*

**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 THIS 11<sup>TH</sup> DAY OF FEBRUARY, 2013.

READ A SECOND TIME THIS 11<sup>TH</sup> DAY OF FEBRUARY, 2013.

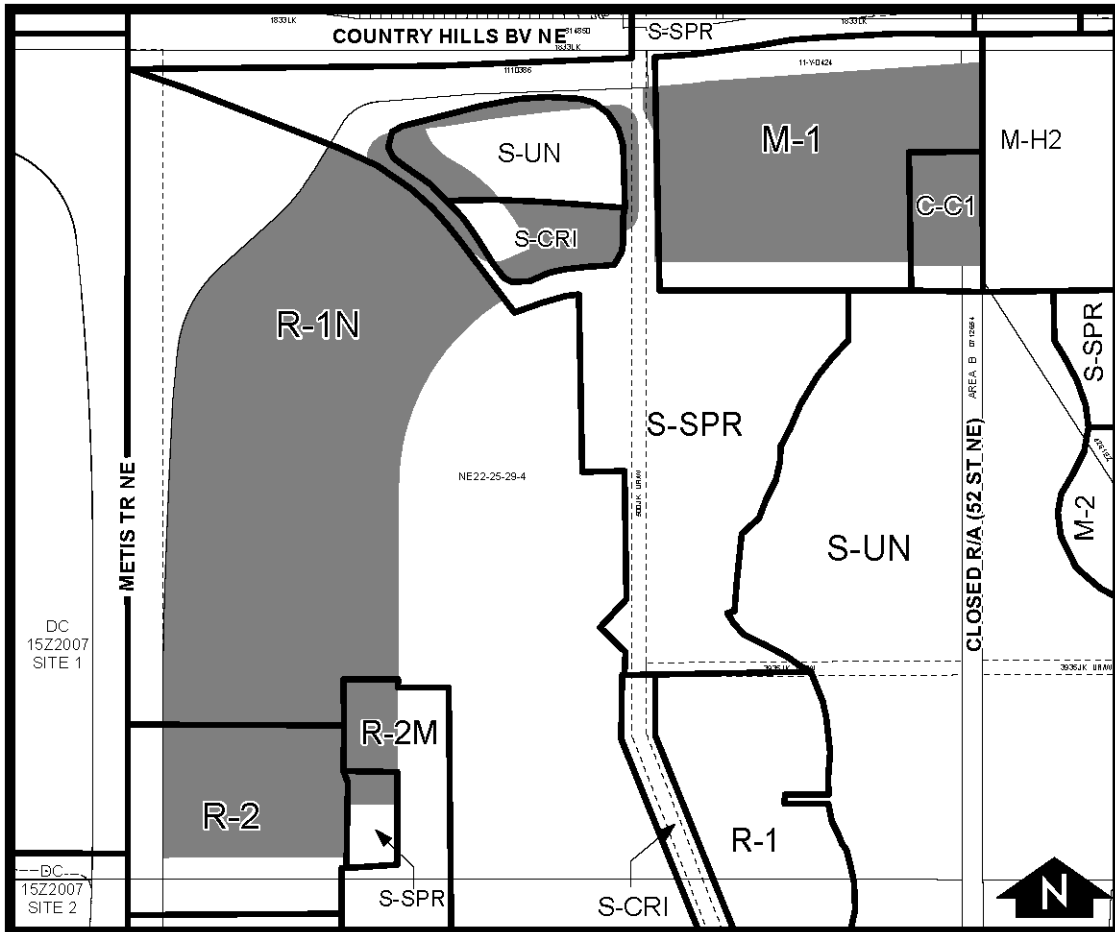
READ A THIRD TIME THIS 11<sup>TH</sup> DAY OF FEBRUARY, 2013.

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MAYOR  
SIGNED THIS 11<sup>TH</sup> DAY OF FEBRUARY, 2013.

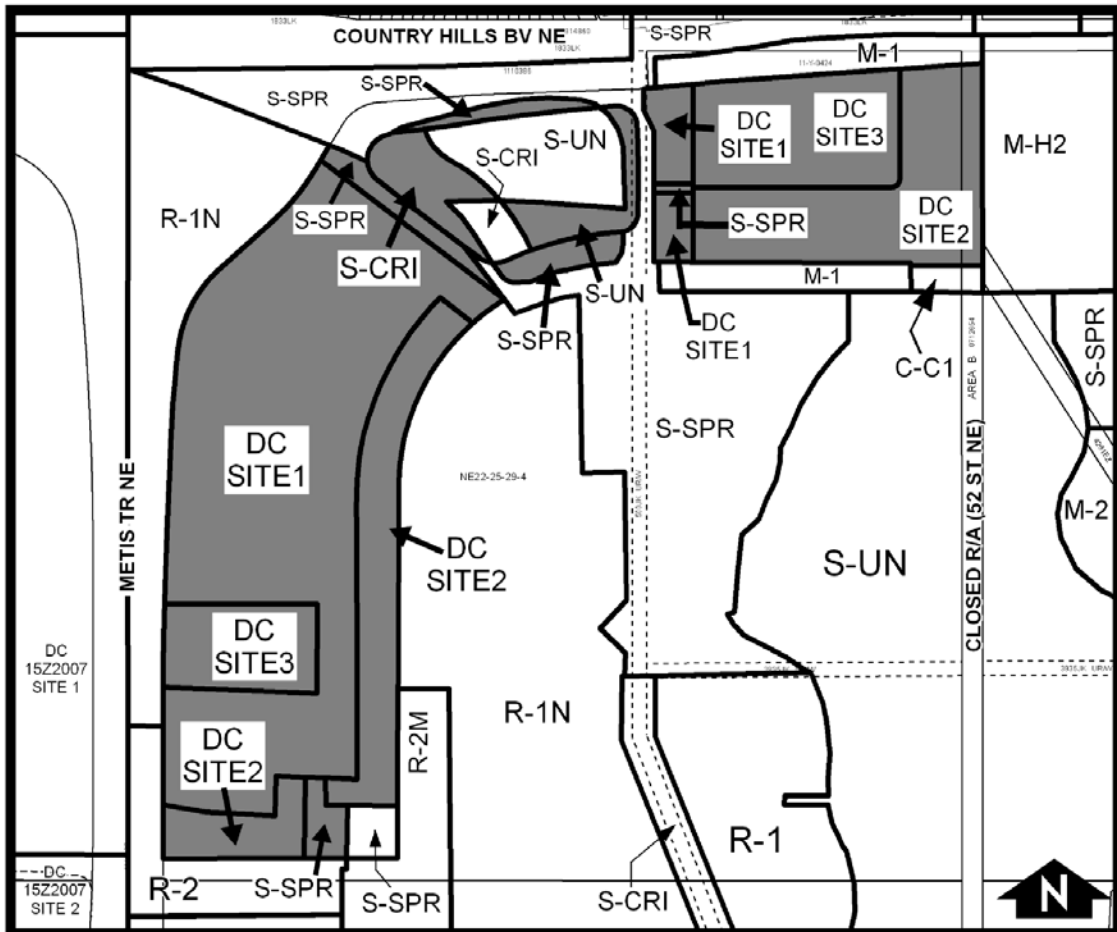
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ACTING CITY CLERK  
SIGNED THIS 11<sup>TH</sup> DAY OF FEBRUARY, 2013.

AMENDMENT LOC2012-0054  
BYLAW NUMBER 17D2013

SCHEDULE A



**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

**SITE 1**

(11.59 hectares ± (28.64 acres ±))

**Application**

1 Sections 2 through 15 apply to Site 1 only.

**AMENDMENT LOC2012-0054  
BYLAW NUMBER 17D2013**

**Purpose**

- 2** This Direct Control District is intended to accommodate residential development in the form of **Single Detached Dwellings** with the option of **Secondary Suites** on smaller-scale parcels in the **Developing Area**.

**Compliance with Bylaw 1P2007**

- 3** 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**

- 4** 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.

**Permitted Uses**

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

**Discretionary Uses**

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

**Bylaw 1P2007 District Rules**

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

**Parcel Width**

- 8** (1) The minimum **parcel width** is:
- (a) 9.0 metres for a **laneless parcel**;
  - (b) 8.0 metres for a **laned parcel**;
  - (c) 11.0 metres for a **parcel** containing a **Secondary Suite** or a **Secondary Suite – Detached Garage**; and
  - (d) 13.0 metres for a **parcel** containing a **Secondary Suite – Detached Garden**.
- (2) The maximum **parcel width** is 16.0 metres.

AMENDMENT LOC2012-0054  
BYLAW NUMBER 17D2013

**Parcel Depth**

- 9 (1) Unless otherwise referenced in subsection (2), the minimum *parcel depth* is:
- (a) 26.0 metres for a *laneless parcel*; and
  - (b) 18.5 metres for a *laned parcel*.
- (2) The minimum *parcel depth* for a *parcel* containing a **Secondary Suite** is 30.0 metres.

**Parcel Area**

- 10 The minimum *parcel* area is:
- (a) 208.0 square metres for a *laneless parcel*; and
  - (b) 148.0 square metres for a *laned parcel*;
  - (c) 330.0 square metres for a *parcel* containing a **Secondary Suite** or a **Secondary Suite – Detached Garage**; and
  - (d) 390.0 square metres for a *parcel* containing a **Secondary Suite – Detached Garden**.

**Parcel Coverage**

- 11 (1) The maximum *parcel coverage* is:
- (a) 55.0 per cent of the area of a *laneless parcel*; and
  - (b) 70 per cent of the area of a *laned 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**

- 12 (1) The minimum *building setback* from a *front property line* for a **porch** or **balcony** is 1.5 metres.
- (2) In all other cases, the minimum *building setback* from a *front property line* is:
- (a) 2.0 metres for a *laned parcel*; and
  - (b) 3.0 metres for a *laneless parcel*.

**Building Setback from Rear Property Line**

- 13 The minimum *building setback* from a *rear property line* is
- (a) 0.6 metres for a *laned parcel*; and
  - (b) 7.5 metres for a *laneless parcel*.

AMENDMENT LOC2012-0054  
BYLAW NUMBER 17D2013

**Building Setback from Side Property Line**

- 14 (1) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 1.2 metres, with the exception of subsection (2), provided there is no portion of a **building** located within 3.0 metres of:
- (a) the back of the public sidewalk; or
  - (b) the curb where there is no public sidewalk.
- (2) Eaves may project a maximum of 0.6 metres into any **side setback area**.
- (3) For parcels of less than 12.2 metres in width, the **building setback** required in subsection (1) may be reduced to 0.6 metres where:
- (a) the owner of the **parcel** proposed for **development** and the owner of the adjacent **parcel** register, against both titles, a 1.8 metre exclusive private access easement; and
  - (b) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.
- (4) In all other cases, the minimum **building setback** from any **side property line** is 1.2 metres.

**Building Height**

- 15 The maximum **building height** is 13.0 metres.

**SITE 2**

(6.17 hectares ± (15.25 acres ±))

**Application**

- 16 Sections 17 through 34 apply to Site 2 only.

**Purpose**

- 17 This Direct Control District is intended to accommodate street-oriented residential development in the form of **Semi-detached Dwellings** and **Rowhouses** on small-scale lots with minimal rear yard setbacks and rear lane access in the **Developing Areas**.

**Compliance with Bylaw 1P2007**

- 18 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**

- 19 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.

AMENDMENT LOC2012-0054  
BYLAW NUMBER 17D2013

**Permitted Uses**

**20** The following *uses* are *permitted uses* in this Direct Control District:

- (a) **Accessory Residential Building;**
- (b) **Home Based Child Care – Class 1;**
- (c) **Home Occupation – Class 1;**
- (d) **Park;**
- (e) **Protective and Emergency Services;**
- (f) **Rowhouse;**
- (g) **Semi-detached Dwelling;**
- (h) **Sign – Class A; and**
- (i) **Utilities.**

**Discretionary Uses**

**21** The following *uses* are *discretionary uses* in this Direct Control District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Bed and Breakfast;**
- (d) **Community Entrance Feature;**
- (e) **Custodial Care;**
- (f) **Home Based Child Care – Class 2;**
- (g) **Home Occupation – Class 2;**
- (h) **Place of Worship – Small;**
- (i) **Power Generation Facility – Small;**
- (j) **Residential Care;**
- (k) **Sign – Class B;**
- (l) **Sign – Class C;**
- (m) **Temporary Residential Sales Centre; and**
- (n) **Utility Building.**

**Bylaw 1P2007 District Rules**

**22** Unless otherwise specified, the rules of the Residential - Low Density Multiple Dwelling (R-2M) District of Bylaw 1P2007 apply in this Direct Control District.

**Number of Main Residential Buildings on a Parcel**

**23** The maximum number of *main residential buildings* allowed on a *parcel* is one.

**Laned Parcel**

- 24** (1) All *parcels* must share a *property line* with a *lane* that provides vehicle access.  
(2) A driveway must not have direct access to a *street*.

AMENDMENT LOC2012-0054  
BYLAW NUMBER 17D2013

**Parcel Width**

- 25 (1) The minimum **parcel width** for each **parcel** containing one **Dwelling Unit** of a **Semi-detached Dwelling** is:
- (a) 7.2 metres for a **corner parcel**; and
  - (b) 6.0 metres in all other cases.
- (2) The minimum **parcel width** for a **parcel** containing one **Dwelling Unit** of a **Rowhouse** is:
- (a) 4.5 metres for a **corner parcel**; and
  - (b) 3.3 metres in all other cases.

**Parcel Depth**

- 26 The minimum **parcel depth** is 18.5 metres.

**Parcel Area**

- 27 The minimum **parcel** area is:
- (a) 111.0 square metres for each **parcel** containing one **Dwelling Unit** of a **Semi-detached Dwelling**; and
  - (b) 62.0 square metres for each **parcel** containing one **Dwelling Unit** of a **Rowhouse**.

**Parcel Coverage**

- 28 (1) The maximum **parcel coverage** is 90 per cent of the area of the **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 located in a **private garage**.

**Building Setback from Front Property Line**

- 29 (1) The minimum **building setback** from a **front property line** for a **porch** or **balcony** is 1.5 metres.
- (2) In all other cases, the minimum **building setback** from a **front property line** is:
- (a) 2.0 metres for a **laned parcel**; and
  - (b) 3.0 metres for a **laneless parcel**.

**Building Setback from Rear Property Line**

- 30 The minimum **building setback** from a **rear property line** is 0.6 metres.

**Building Setback from Side Property Line**

- 31 (1) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 1.2 metres, with the exception of subsection (2), provided there is no portion of a **building** located within 3.0 metres of:



AMENDMENT LOC2012-0054  
BYLAW NUMBER 17D2013

- (a) the back of the public sidewalk; or
  - (b) the curb where there is no public sidewalk.
- (2) Eaves may project a maximum of 0.6 metres into any **side setback area**.
- (3) For **parcels** of less than 12.2 metres in width, the **building setback** required in subsection (1) may be reduced to 0.6 metres where:
- a. the owner of the **parcel** proposed for **development** and the owner of the adjacent **parcel** register, against both titles, a 1.8 metre exclusive private access easement; and
  - b. all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.
- (4) In all other cases, the minimum **building setback** from any **side property line** is 1.2 metres.

**Amenity Space**

- 32 (1) Unless otherwise referenced in subsection (4), a **porch, balcony, deck** or **patio** must not be located in any **setback area**.
- (2) Each **Dwelling Unit** must have an **amenity space**:
- (a) provided for the private use of the occupants of the **Dwelling Unit**;
  - (b) that has a minimum area of 15.0 square metres with no dimension less than 2.0 square metres; and
  - (c) in the form of a **porch, balcony, deck** or **patio**.
- (3) Where a **patio** is located within 4.0 metres of a **side property line** of a **parcel** containing a **Dwelling Unit**, it must be **screened**.
- (4) A **patio** may be located in the **front setback area** and/or in a **setback area** on the street side of a **corner parcel**.

**Building Height**

- 33 The maximum **building height** is 13.0 metres.

**Private Garage**

- 34 A **private garage** may only be allowed at the rear of a **Dwelling Unit**.

**SITE 3**

(3.42 hectares ± (8.45 acres ±))

**Application**

- 35 Sections 36 through 53 apply to Site 3 only.

**AMENDMENT LOC2012-0054  
BYLAW NUMBER 17D2013**

**Purpose**

**36** This Direct Control District is intended to accommodate low density **Rowhouses** that are attached at the rear in the **Developing Areas**.

**Compliance with Bylaw 1P2007**

**37** 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**

**38** 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 Definition**

**39** In this Direct Control District, a "**Parcel**"

- (a) means the aggregate of one or more areas of land described in a certificate of title by reference to a plan filed or registered in a land titles office; and
- (b) includes a **bare land unit** created under a condominium plan.

**Defined Uses**

**40** In this Direct Control District, "**Back-to-Back Rowhouse**" means a **building** comprising four or more attached **Dwelling Units** where:

- (a) each **Dwelling Unit** fronts onto a **street**;
- (b) each **Dwelling Unit** is attached at the rear and on at least one side to another **Dwelling Unit**;
- (c) each **Dwelling Unit** is located on a separate **parcel**;
- (d) each **Dwelling Unit** has a separate direct entry from **grade** adjacent to a **street**, and
- (e) no **Dwelling Unit** is located wholly or partially above another **Dwelling Unit**.

**Permitted Uses**

**41** The following **uses** are **permitted uses in this Direct Control District**:

- (a) **Accessory Residential Building**;
- (b) **Home Based Child Care – Class 1**;
- (c) **Home Occupation – Class 1**;
- (d) **Park**;
- (e) **Protective and Emergency Services**;
- (f) **Back to Back Rowhouse**;
- (g) **Sign – Class A**; and
- (h) **Utilities**.

AMENDMENT LOC2012-0054  
BYLAW NUMBER 17D2013

**Discretionary Uses**

**42** The following *uses* are *discretionary uses* in this Direct Control District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Bed and Breakfast;**
- (d) **Community Entrance Feature;**
- (e) **Custodial Care;**
- (f) **Home Based Child Care – Class 2;**
- (g) **Home Occupation – Class 2;**
- (h) **Place of Worship – Small;**
- (i) **Power Generation Facility – Small;**
- (j) **Residential Care;**
- (k) **Sign – Class B;**
- (l) **Sign – Class C;**
- (m) **Temporary Residential Sales Centre; and**
- (n) **Utility Building.**

**Bylaw 1P2007 District Rules**

**43** Unless otherwise specified, the rules of the Residential Low Density Multiple-Dwelling (R-2M) District of Bylaw 1P2007 apply in this Direct Control District.

**Number of Main Residential Buildings on a Parcel**

**44** The maximum number of *main residential buildings* allowed on a *parcel* is one.

**Laneless Parcel**

**45** *Parcels* must not share a *property line* with a *lane*.

**Parcel Width**

- 46** (1) Unless otherwise referenced in subsection (2), the minimum *parcel width* for each *parcel* containing one **Dwelling Unit** of a **Back-to-Back Rowhouse** is 5.0 metres.
- (2) The minimum *parcel width* for each *parcel* containing one **Dwelling Unit** of a **Back-to-Back Rowhouse** that lies adjacent to *streets* on two or more sides is 6.2 metres.

**Parcel Area**

**47** The minimum *parcel* area is 70.0 square metres.

**Parcel Coverage**

**48** The maximum *parcel coverage* is 91.0 per cent of the area of the *parcel*, which must be reduced by 21.0 metres for each required *motor vehicle parking stall* that is not located in a *private garage*.

AMENDMENT LOC2012-0054  
BYLAW NUMBER 17D2013

**Building Setback from Front Property Line**

- 49 (1) The minimum **building setback** from a **front property line** for a **porch** or **balcony** is 1.5 metres.
- (2) In all other cases, the minimum **building setback** from a **front property line** is 2.0 metres.

**Building Setback from Rear and Side Property Lines**

- 50 (1) There is no requirement for a **building setback** from a **rear property line** or **side property line** on which a party wall is located that separates two or more **Dwelling Units**.
- (2) For a corner **parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 1.2 metres, with the exception of subsection (3), provided there is no portion of a **building** located within 3.0 metres of:
- (a) the back of the public sidewalk; or
  - (b) the curb where there is no public sidewalk.
- (3) Eaves may project a maximum of 0.6 metres into any **side setback area**.

**Amenity Space**

- 51 (1) Unless otherwise referenced in subsection (4), a **porch**, **balcony**, **deck** or **patio** must not be located in any **setback area**.
- (2) Each **Dwelling Unit** must have an amenity space:
- (a) provided for the private use of the occupants of the **Dwelling Unit**;
  - (b) that has a minimum area of 7.0 square metres with no dimension less than 2.0 square metres; and
  - (c) in the form of a **porch**, **balcony**, **deck** or **patio**.
- (3) Where a **patio** is located within 4.0 metres of a **side property line** of a **parcel** containing a **Dwelling Unit**, it must be **screened**.
- (4) A **deck** or **patio** may be located between a **building** and a **property line** shared with a **street**.

**Building Height**

- 52 The maximum **building height** is 13.0 metres.

**Parking**

- 53 (1) The minimum number of **motor vehicle parking stalls** requires for a **Back to Back Rowhouse** is 1.0 stalls.
- (2) A **Back to Back Rowhouse** does not require **bicycle parking stalls – class 1 and class 2**.