

BYLAW NUMBER 305D2017

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2017-0009)

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.

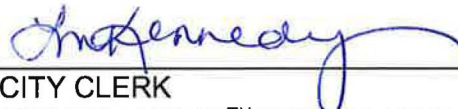
READ A FIRST TIME THIS 6TH DAY OF NOVEMBER, 2017.

READ A SECOND TIME, AS AMENDED, THIS 13TH DAY OF NOVEMBER, 2017.

READ A THIRD TIME, AS AMENDED, THIS 13TH DAY OF NOVEMBER, 2017.

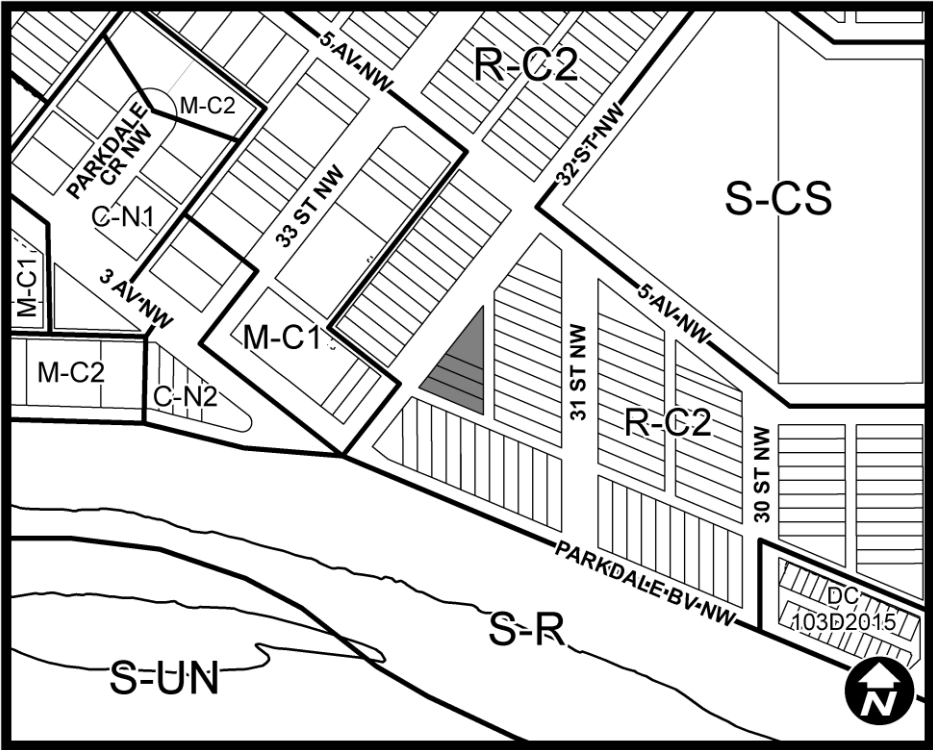


MAYOR
SIGNED THIS 29TH DAY OF JANUARY, 2018.

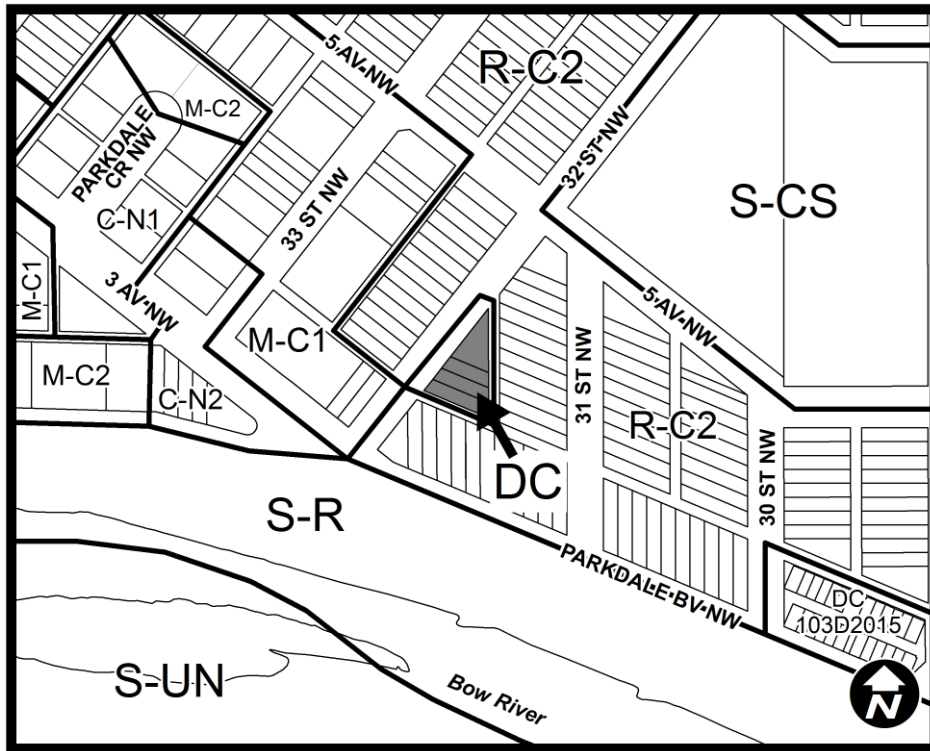


CITY CLERK
SIGNED THIS 29TH DAY OF JANUARY, 2018.

SCHEDULE A



SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to:
 - (a) provide for **building heights** that are contextually sensitive to the surrounding low density residential **development**;
 - (b) establish a maximum **density** for the site; and
 - (c) remove **Secondary Suite** and **Backyard Suites** as allowable **uses**.

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.

Permitted Uses

- 4 The **permitted uses** of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the exclusion of:

- (a) **Secondary Suite.**

Discretionary Uses

- 5 The **discretionary uses** of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the exclusion of:

- (a) **Backyard Suite.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 apply in this Direct Control District.

Density

- 7 The maximum **density** is 50 **units** per hectare.

Building Height

- 8 (1) For a **Contextual Semi-detached Dwelling, Duplex Dwelling, Semi-detached Dwelling** and a **Single Detached Dwelling**, the maximum **building height** is the greater of:

- (a) 8.6 metres; or
(b) the **contextual height** plus 1.5 metres, to a maximum of 10.0 metres.

- (2) For a **Rowhouse Building**:

- (a) Unless otherwise referenced in subsection (b) and (c), the maximum **building height** is 10.0 metres.
(b) The maximum **building height** within 4.2 metres of a **side property line**, that is shared with another **parcel** that is designated with a **low density residential district** other than R-CG is the greater of:
(i) 8.6 metres;
(ii) The **contextual height** plus 1.5 metres, to a maximum of 10.0 metres; or

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- (iii) The **building height** of the **contextually adjacent building** at the shared **side property line**, to a maximum of 10.0 metres.
 - (c) The maximum area of a horizontal cross section through a **building** at 9.5 metres above average **grade** must not be greater than 75.0 per cent of the maximum area of a horizontal cross section through the **building** between average **grade** and 8.6 metres.
 - (d) The **building height** of a **Rowhouse Building** must be calculated by applying the provisions of section 360 and 361 of Bylaw 1P2007.
- (3) The maximum **building height** for a **cottage building** is 8.6 metres.
- (4) For all other **uses**, the maximum **building height** is 10.0 metres.