

**BYLAW NUMBER 140D2021**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2021-0061/CPC2021-1011)**

\*\*\*\*\*

**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;

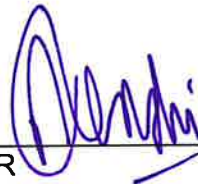
**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

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 replacing it with 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 SEPTEMBER 13, 2021

READ A SECOND TIME ON SEPTEMBER 13, 2021

READ A THIRD TIME ON SEPTEMBER 13, 2021



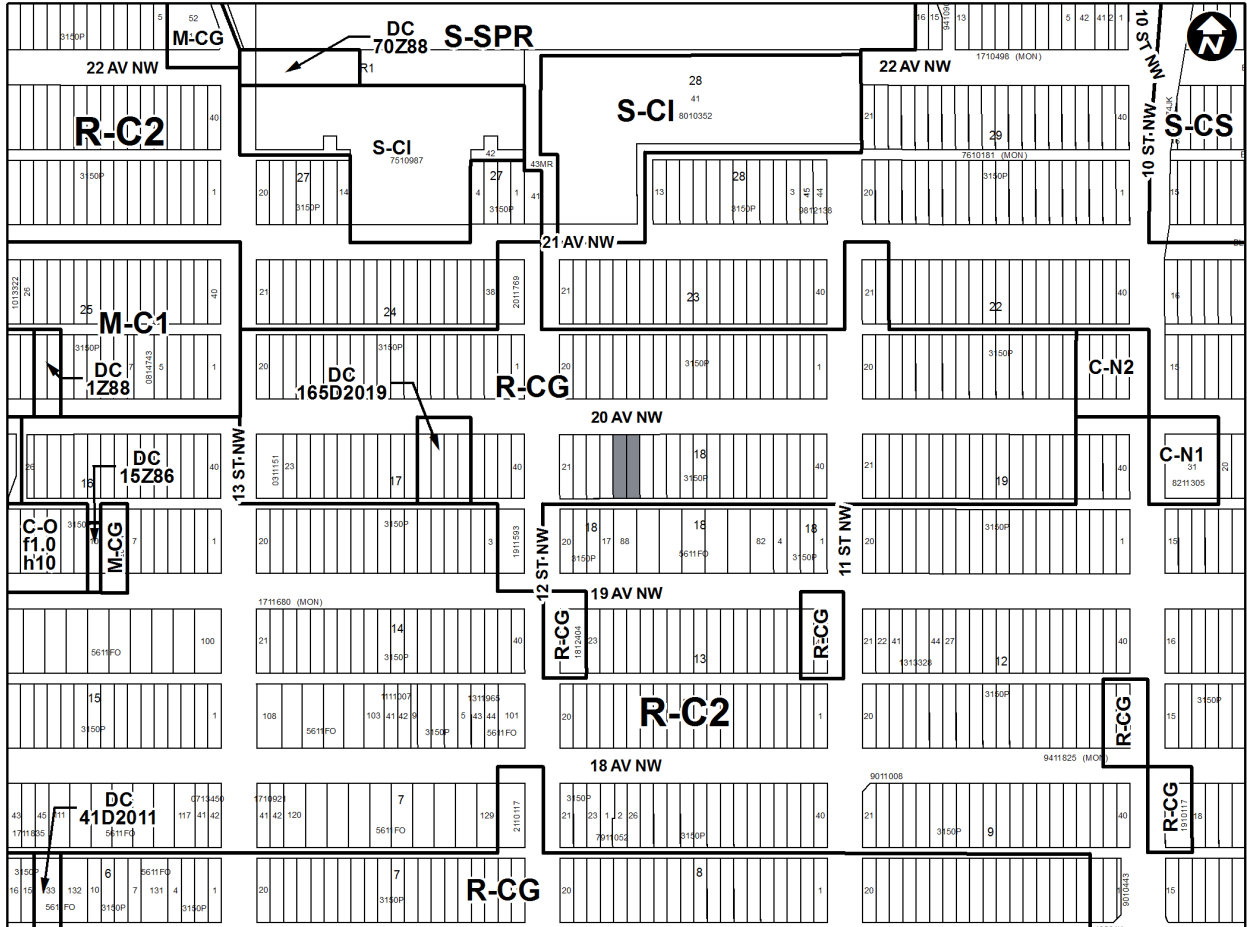
\_\_\_\_\_  
MAYOR  
SIGNED ON SEPTEMBER 13, 2021



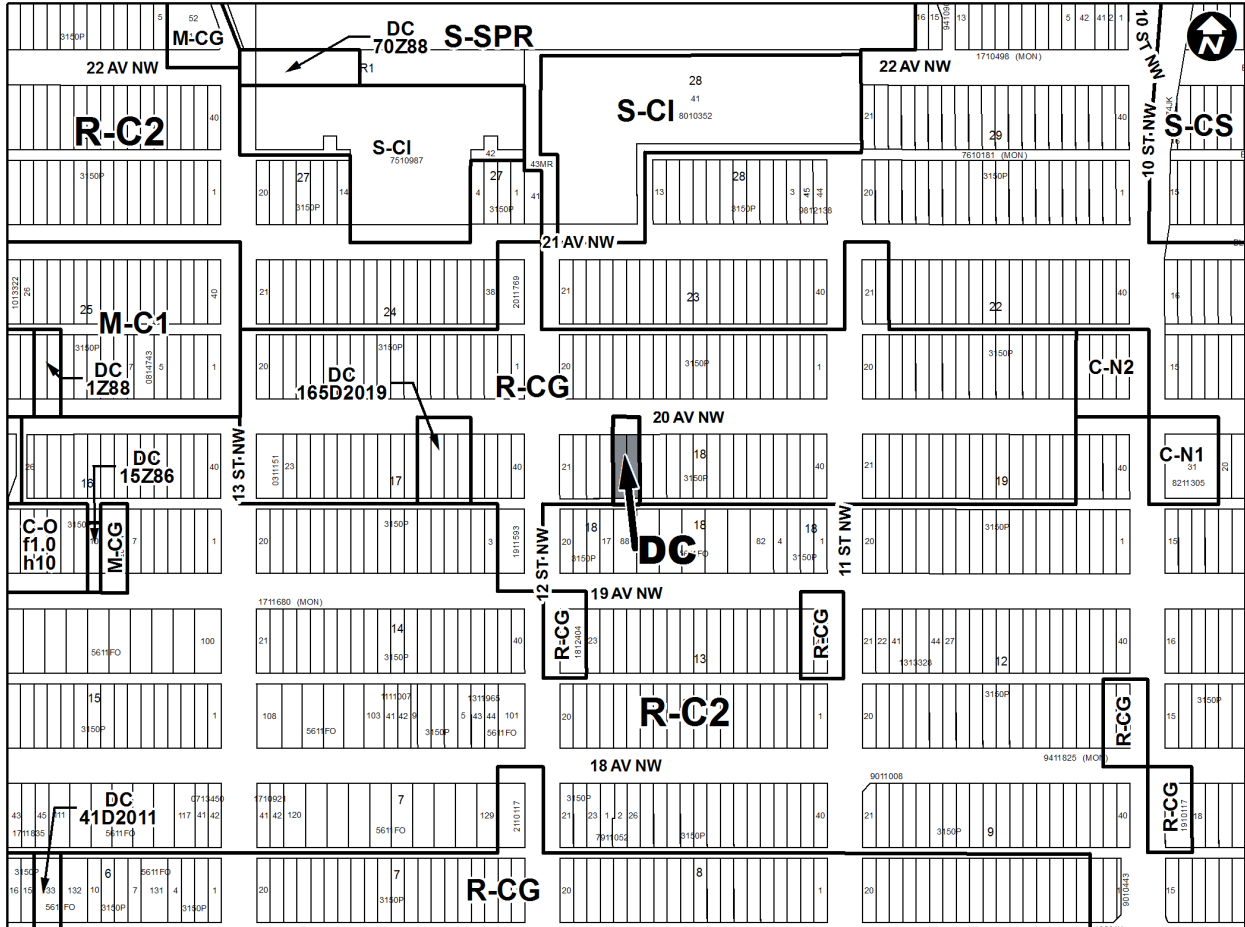
\_\_\_\_\_  
ACTING CITY CLERK  
SIGNED ON SEPTEMBER 13, 2021

AMENDMENT LOC2021-0061/CPC2021-1011  
BYLAW NUMBER 140D2021

**SCHEDULE A**



**SCHEDULE B**



**DIRECT CONTROL DISTRICT**

**Purpose**

- 1 This Direct Control District Bylaw is intended to:
  - (a) allow for building forms where there may be multiple buildings separated by a central amenity space;
  - (b) provide for multiple configurations of units; and
  - (c) provide for sensitive transition with adjacent low density residential development.

**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.

### 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.

### 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.

### 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.

### Street Orientation of Units

- 7 (1) 50.0 per cent or more of the **units** in a **development** must have an exterior wall that directly faces a public **street**.
- (2) The minimum width of the façade of a **unit** that directly faces a street is 5.0 metres.
- (3) Each **unit** with an exterior wall that directly faces a public **street** must have a sidewalk providing direct access from the **street** to the **unit**.

### Number of Main Residential Buildings on a Parcel

- 8 There is no maximum number of **main residential buildings** on a **parcel** in this Direct Control District.

### Parcel Coverage

- 9 (1) Unless otherwise provided in subsection (2), the maximum cumulative **building coverage** for all the **parcels** subject to a single **development permit** is 60.0 per cent.
- (2) The maximum **parcel coverage** referenced in subsection (1) must be reduced by 21.0 square metres for each **motor vehicle parking stall** that has been provided and is not located in a **private garage**.

### Building Depth

- 10 (1) Unless otherwise provided in subsection (2), the maximum **building depth** is 65.0 per cent of the **parcel depth**.
- (2) There is no maximum **building depth** for **main residential buildings** wholly contained between 50.0 per cent **parcel depth** and the **rear property line** where:
- (a) there is one or more **main residential building** wholly contained between the **front property line** and 50.0 per cent **parcel depth**; and

- (b) the minimum separation distance between the *main residential buildings* contained on the front portion of the *parcel* and the *main residential buildings* contained on the rear portion of the *parcel* is 8.0 metres.

#### Building Setback Areas

- 11 The minimum depth of all *setback areas* must be equal to the minimum *building setbacks* required by Section 12 of this Direct Control District Bylaw.

#### Building Setbacks

- 12 (1) The minimum *building setback* from a *front property line* is 3.0 metres.
- (2) Unless otherwise provided in subsection (3), the minimum *building setback* from any *side property line* is 1.2 metres.
- (3) The minimum *building setback* from a *side property line* for a *private garage* attached or ancillary to a *main residential building* is 0.6 metres.
- (4) The *minimum building setback* from a *rear property line* is 1.5 metres.

#### Building Height

- 13 (1) Unless otherwise provided in subsection (2), the maximum *building height* is 11.0 metres.
- (2) The maximum *building height* on a *parcel* that shares a *property line* with another *parcel*, and where the other *parcel* is designated with a *low-density residential district* or M-CG District:
- (a) is 8.0 metres at the shared *property line*; and
  - (b) increases proportionately to a maximum of 11.0 metres at a distance of 3.0 metres from the shared *property line*.

#### Outdoor Amenity Space

- 14 (1) Outdoor *amenity space* may be provided as *common amenity space*, *private amenity space* or a combination of both.
- (2) The required minimum *amenity space* is:
- (a) 20.0 square metres per *unit*; and
  - (b) 7.5 square metres per **Secondary Suite**.
- (3) The *amenity space* required in subsection (1) must:
- (a) be provided outdoors;
  - (b) have direct access from the associated *unit* or **Secondary Suite**; and

(c) have no dimension of less than 2.0 metres.

(4) Section 542 of Bylaw 1P2007 does not apply in this Direct Control District.

#### Motor Vehicle Parking Stalls

- 15 (1) The minimum number of **motor vehicle parking stalls** for a **Contextual Single Detached Dwelling, Contextual Semi-detached Dwelling, Duplex Dwelling, Rowhouse Building, Single Detached Dwelling or Semi-detached Dwelling** is 1.0 stall per **unit**.
- (2) Unless otherwise provided in subsection (3), the minimum number of **motor vehicle parking stalls** for a Secondary Suite is 1.0 stall.
- (3) The minimum number of **motor vehicle parking stalls** for a **Secondary Suite** is reduced to zero where:
- (a) the floor area of the **Secondary Suite** is 45.0 square metres or less; and
  - (b) space is provided in a **building** for the occupant of the **Secondary Suite** for storage of mobility alternatives such as bicycles or strollers that:
    - (i) is accessed directly from the exterior; and
    - (ii) has an area of at least 2.5 square metres.
- (4) **Parcel coverage** excludes the **building coverage** area required by subsection (3)(b).

#### Relaxations

- 16 The **Development Authority** may relax the rules contained in Sections 6 through 15 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.