

BYLAW NUMBER 152D2021

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2021-0082/CPC2021-1093)**

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;

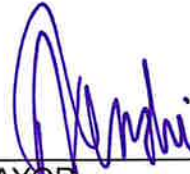
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 14, 2021

READ A SECOND TIME ON SEPTEMBER 14, 2021

READ A THIRD TIME ON SEPTEMBER 14, 2021

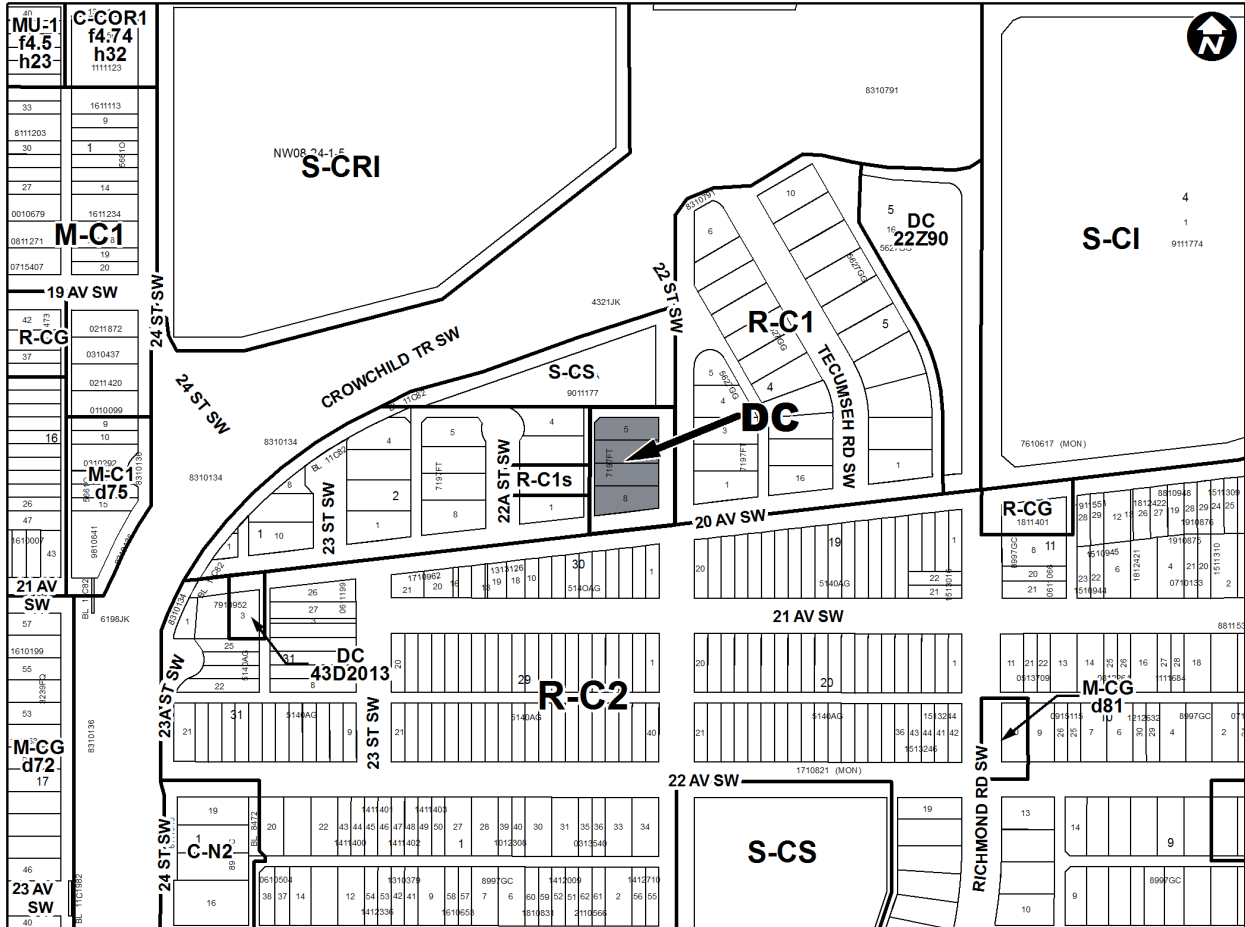


MAYOR
SIGNED ON SEPTEMBER 14, 2021



ACTING CITY CLERK
SIGNED ON SEPTEMBER 14, 2021

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to accommodate low density residential development in a variety of forms and unit configurations that may have basement secondary suites.

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) “**DC density**” means the number of **Dwelling Units** on a *parcel*, expressed in **units** per hectare or in **units** per *parcel*, but does not include **Basement Secondary Suites** or **Backyard Suites**.

Defined Uses

5 In this Direct Control District Bylaw:

- (a) “**Basement Secondary Suite**” means a **use** that:
- (i) contains two or more rooms used or designed to be used as a residence by one or more persons;
 - (ii) contains a kitchen, living, sleeping and sanitary facilities;
 - (iii) is self-contained and located within a **Dwelling Unit**;
 - (iv) is considered part of and secondary to a **Dwelling Unit**;
 - (v) must be contained in a **Dwelling Unit**;
 - (vi) must be located in the **basement**; and
 - (vii) must provide direct access to **grade**.

Permitted Uses

6 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

7 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 addition of:

- (a) **Dwelling Unit**; and
- (b) **Basement Secondary Suite**.

Bylaw 1P2007 District Rules

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

Density

9 The maximum **DC density** is 75 **units** per hectare.

Grade Orientation of Units

10 (1) All **Dwelling Units** must provide individual, separate, direct access to **grade**.

- (2) No **Dwelling Unit** may be located wholly or partially above another **Dwelling Unit**.

Street Orientation of Units

- 11 Each **Dwelling Unit** with a façade *adjacent* to a **property line** shared with a public **street** or a **lane** must have one or more of the following:
- (a) an entrance within 4.5 metres of that **property line**;
 - (b) a sidewalk providing direct access from the **street** or **lane** to the **unit**; and
 - (c) a **patio, porch, or landing** which has direct access from the **street** or **lane** to the **unit**.

Parcel Coverage

- 12 (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 percent.
- (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 for Dwelling Units

- 13 There is no maximum **building depth** for a **main residential building** where:
- (a) there is more than one **main residential building** on the **parcel**; 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 6.0 metres.

Building Setback Areas

- 14 The minimum depth of all **setback areas** must be equal to the minimum **building setbacks** required in Section 15 of this Direct Control District Bylaw.

Building Setbacks

- 15 (1) The minimum **building setback** from a **property line** shared with 22 Street SW is 3.0 metres.
- (2) The minimum **building setback** from a **property line** shared with 20 Avenue SW is 0.6 metres.
- (3) The minimum **building setback** from a **property line** shared with a **lane** is 0.6 metres.
- (4) The minimum **building setback** from a **property line** shared with a **parcel** not designated as this Direct Control District is 1.2 metres.

- (5) The minimum **building setback** from a **property line** shared with a **parcel** designated as this Direct Control District is 0.6 metres.

- (6) Sections 537, 538, 539, 540 of Bylaw 1P2007 do not apply in this Direct Control District Bylaw.

Building Height

16 The maximum **building height** is 11.0 metres.

Outdoor Private Amenity Space

- 17 (1) The required minimum **amenity space** is:
- (a) 20.0 square metres per **unit**; and
 - (b) 7.5 square metres per **Basement Secondary Suite**.
- (2) The required **amenity space** may be provided as a **private amenity space** or a **common amenity space** or a combination of both.
- (3) **Amenity space** provided as a **private amenity space** must:
- (a) be provided outdoors;
 - (b) have direct access from the associated **unit**;
 - (c) have a minimum area of 7.5 square metres; and
 - (d) have a minimum dimension of 2.0 metres.
- (4) **Amenity space** provided as a **common amenity space** must:
- (a) be provided outdoors;
 - (b) have direct access from the associated **units**;
 - (c) be centrally located in a single contiguous area; and
 - (d) have a minimum dimension of 6.0 metres.

Motor Vehicle Parking Stalls

- 18 (1) The minimum number of **motor vehicle parking stalls** is 1.0 stall per **Dwelling Unit**.
- (2) Unless otherwise provided in subsection (3) the minimum number of **motor vehicle parking stalls** for a **Basement Secondary Suite** is 1.0 stall per **Dwelling Unit**.

- (3) The minimum number of ***motor vehicle parking stalls*** for a **Basement Secondary Suite** is reduced to zero where:
- (a) the floor area of a **Basement Secondary Suite**, excluding any area covered by stairways and ***landings***, is 45.0 square metres or less; and
 - (b) space is provided in a ***building*** for the occupant of the **Basement 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) ***Visitor parking stalls*** are not required.

Relaxations

- 19** The ***Development Authority*** may relax the rules contained in Sections 8 and 11 through 18 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.