

BYLAW NO. 58Z2007

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment LOC2007-0003)**

WHEREAS it is desirable to amend The City of Calgary Land Use Bylaw Number 2P80 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;

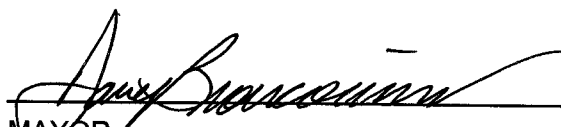
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The City of Calgary Land Use Bylaw, being Bylaw 2P80 of the City of Calgary, is hereby amended by deleting that portion of the Land Use Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use 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.

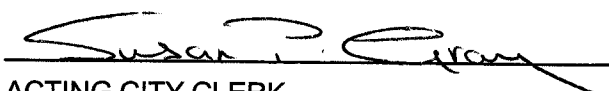
READ A FIRST TIME THIS 11TH DAY OF JUNE, 2007.

READ A SECOND TIME THIS 11TH DAY OF JUNE, 2007.

READ A THIRD TIME THIS 11TH DAY OF JUNE, 2007.

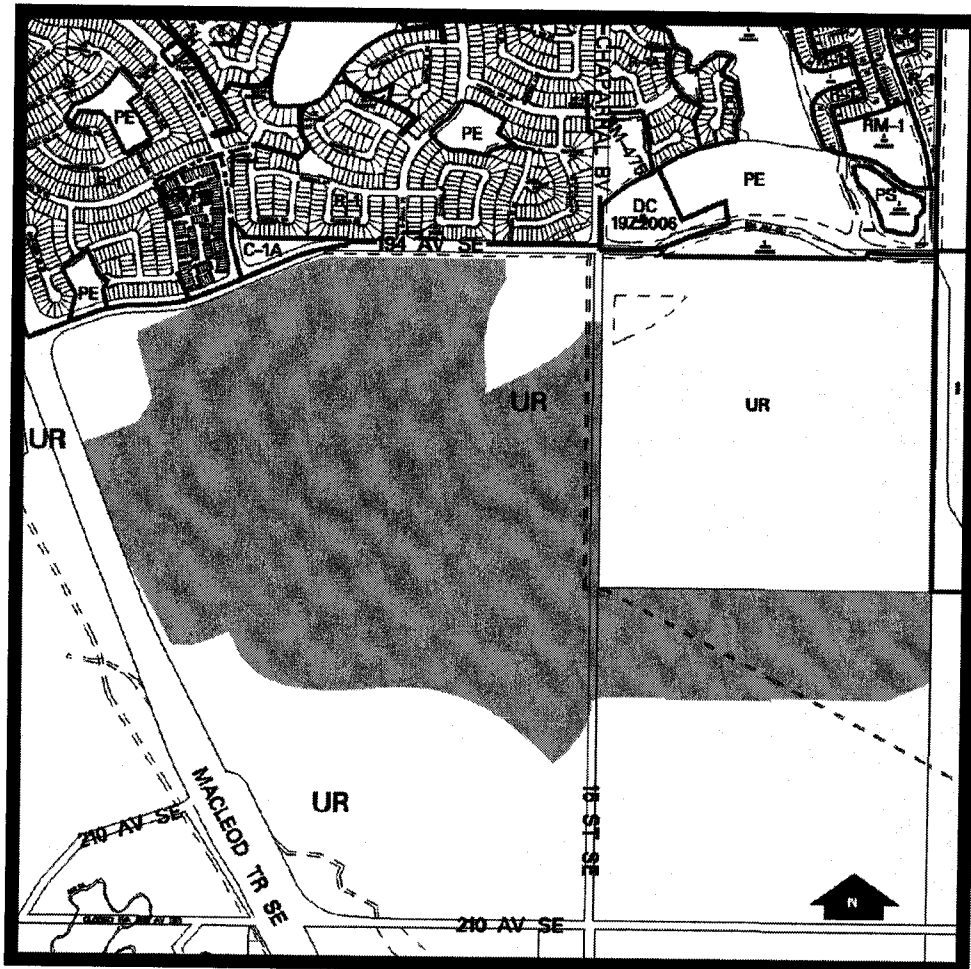

MAYOR

DATED THIS 11TH DAY OF JUNE, 2007


ACTING CITY CLERK

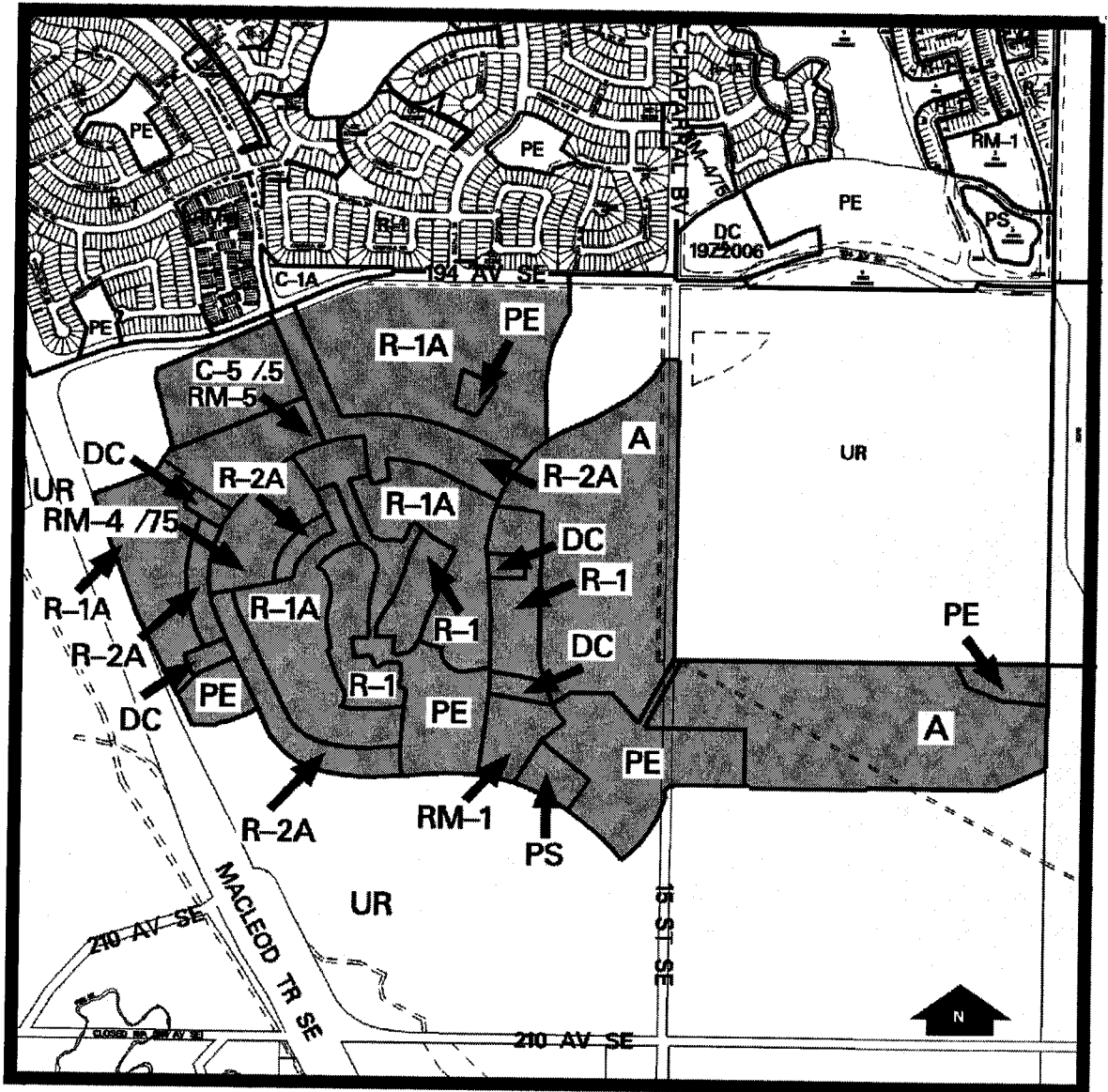
Amendment LOC2007-0003 Bylaw 58Z2007

SCHEDULE A



Amendment LOC2007-0003 Bylaw 58Z2007

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Amendment # LOC2007-0003

Bylaw #58Z2007

SCHEDULE B

CONTINUED

DC SITE 1

1.10 ha± (2.72 ac±)

1. Land Use

The Permitted and Discretionary Uses of the R-1 Residential Single-Detached District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively with the addition of Secondary Suites as a Discretionary Use.

In this Bylaw, "Secondary Suites" means an accessory dwelling unit:

- (a) that does not exceed 70.0 square metres of gross floor area, excluding the area covered by stairways;
- (b) that is located on the same parcel as a single-detached dwelling; and
- (c) that will only be approved as one of the following:
 - (i) "Secondary Suite - Attached Above Grade" where the Secondary Suite is located above the first storey of a Single Detached Dwelling;
 - (ii) "Secondary Suite - Attached at Grade" where the Secondary Suite is located at grade and is attached to the side or rear of a single-detached dwelling;
 - (iii) "Secondary Suite - Attached Below Grade" where the Secondary Suite is located below the first storey of a single-detached dwelling;
 - (iv) "Secondary Suite - Detached Garage" where the Secondary Suite is located above the first storey of a detached private garage; and
 - (v) "Secondary Suite - Detached Garden" where the Secondary Suite is detached and located at grade to the rear of the main residential building.

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SCHEDULE B

CONTINUED

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 shall apply to all Uses and the Permitted Use Rules of the R-1 Residential Single-Detached District shall apply to Permitted Uses and the Discretionary Use Rules of the R-1 Residential Single-Detached District shall apply to the Discretionary Uses unless otherwise noted below:

(a) Secondary Suite - Parcel Size

- (i) The minimum parcel width for a parcel containing a Secondary Suite - Detached Garage and Secondary Suite - Detached Garden shall be 13.0 metres;
- (ii) The minimum width for a parcel containing all other secondary suites shall be 11.0 metres;
- (iii) The minimum parcel depth for a parcel containing a Secondary Suite shall be 30.0 metres; and
- (iv) The minimum parcel area for a parcel containing a Secondary Suite shall be 400.0 square metres.

(b) Secondary Suite – Parking

A minimum of one parking stall shall be required for a Secondary Suite.

(c) Secondary Suite – Setbacks

- (i) For a Secondary Suite – Attached Above Grade, Secondary Suite - Attached at Grade and Secondary Suite - Attached Below Grade the minimum building setback:
 - (A) from a front property line shall be equal to or greater than the building setback from the front property line for the main residential building;
 - (B) from a rear property line shall be equal to or greater than the building setback from the rear property line for the main residential building; and
 - (C) from a side property line shall be equal to or greater than the buildings setback from the rear property line for the main residential building;

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SCHEDULE B

CONTINUED

- (ii) Secondary Suite – Detached Garage, the minimum building setback from any rear property line shall be:
 - (A) 1.5 metres for that portion of the building used as a Secondary Suite; and
 - (B) 0.6 metres for that portion of the building used as a private garage;
 - (iii) For a Secondary Suite – Garden, the minimum building setback from a rear property line is 1.5 metres;
 - (iv) For all Secondary Suites the minimum building setback from a side property line 1.2 metres; and
 - (v) A minimum separation of 3.0 metres shall be required between the closest façade of the main residential building to the closest façade of the Secondary Suite – Detached Garage or the Secondary Suite-Detached Garden.
- (d) Secondary Suite – Outdoor Private Amenity Space
- (i) A Secondary Suite shall have a private amenity space that:
 - (A) is located outdoors;
 - (B) has a minimum area of 7.5 square metres with no dimension less than 1.5 metres; and
 - (C) shown on a plan approved by the Development Authority.
 - (ii) For Secondary Suites a private amenity space may be provided in the form of a balcony, deck or patio.
- (e) Secondary Suite – Density
There shall not be more than one Secondary Suite located on a parcel.

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SCHEDULE B

CONTINUED

- (f) **Secondary Suite – Entry and Stairways**
A Secondary Suite shall have a separate and direct access from grade.
- (g) **Secondary Suite – Building Height**
 - (i) The maximum building height shall be:
 - (A) 5.0 metres for a Secondary Suite-Detached Garden; and
 - (B) equal to the building height of the Single Detached Dwelling that contains a Secondary Suite – Attached Above Grade.

BYLAW NO. 58Z2007

ADVERTISED IN Calgary Herald on Thursday May 17, 2007

15 BYLAW 58Z2007
WALDEN

To redesignate the land located at 20950 Macleod Trail, SE, 20600 - 15 Street SE and the closed road (Plan 0310610, Block 1, Lot 1; SW 1/4 Section 13-22-1-5; Plan 0712036, Area A) from UR Urban Reserve District and Undesignated Road Right-of-Way to Agricultural and Open Space District, R-1 Residential Single-Detached District, R-1A Residential Narrow Lot Single-Detached District, R-2A Residential Low Density District, RM-1 Residential Low Density Multi-Dwelling District, RM-4/75 Residential Medium Density Multi-Dwelling District, RM-5 Residential Medium Density Multi-Dwelling District, C-5/5 Shopping Centre Commercial District, PS Public Service District, PE Public Park, School and Recreation District and DC Direct Control District to accommodate secondary suites.

BYLAW NO. 58Z2007

ADVERTISED IN Calgary Sun on Thursday May 24, 2007

15

BYLAW 58Z2007
WALDEN

To redesignate the land located at 20950 Macleod Trail SE, 20600 - 15 Street SE and the closed road (Plan 0810610, Block 1, Lot 1; SW 1/4 Section 13-22-1-5; Plan 0712036, Area A) from UR Urban Reserve District and Undesignated Road Right-of-Way to A Agricultural and Open Space District, R-1 Residential Single-Detached District, R-1A Residential Narrow Lot Single-Detached District, R-2A Residential Low Density District, RM-1 Residential Low Density Multi-Dwelling District, RM-4/75 Residential Medium Density Multi-Dwelling District, RM-5 Residential Medium Density Multi-Dwelling District, C-4.5 Shopping Centre Commercial District, PS Public Service District, PE Public Park, School and Recreation District and DC Direct Control District to accommodate secondary suites.

TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/58Z2007

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APPROVED AS TO CONTENT



HEAD - ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM

 *may 16/07*

CITY SOLICITOR

BUDGET PROGRAM NO.
(if applicable)

DATE OF COUNCIL INSTRUCTION
(if applicable)
