

BYLAW NUMBER 52D2012

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2010-0005)**

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 2ND DAY OF OCTOBER, 2012.

READ A SECOND TIME THIS 11TH DAY OF FEBRUARY, 2013.

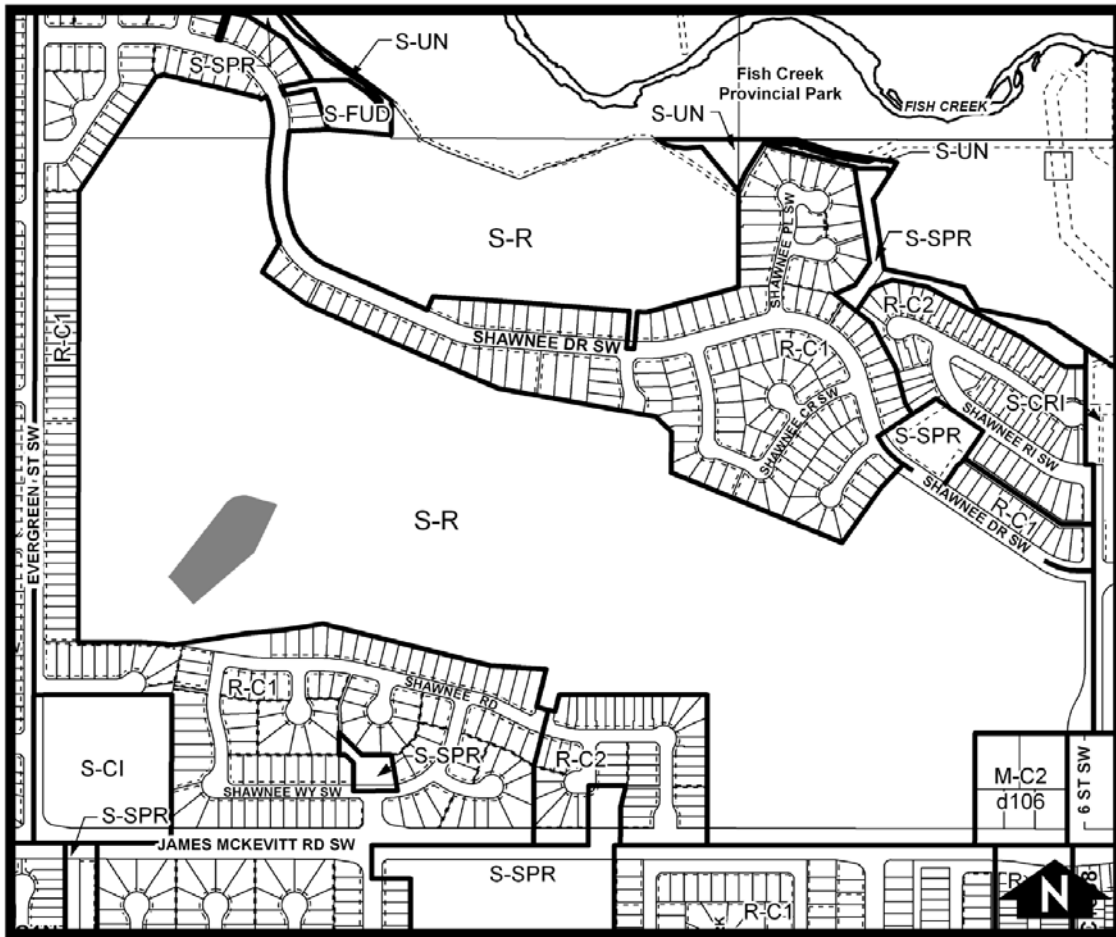
READ A THIRD TIME THIS 11TH DAY OF FEBRUARY, 2013.

MAYOR
SIGNED THIS 11TH DAY OF FEBRUARY, 2013.

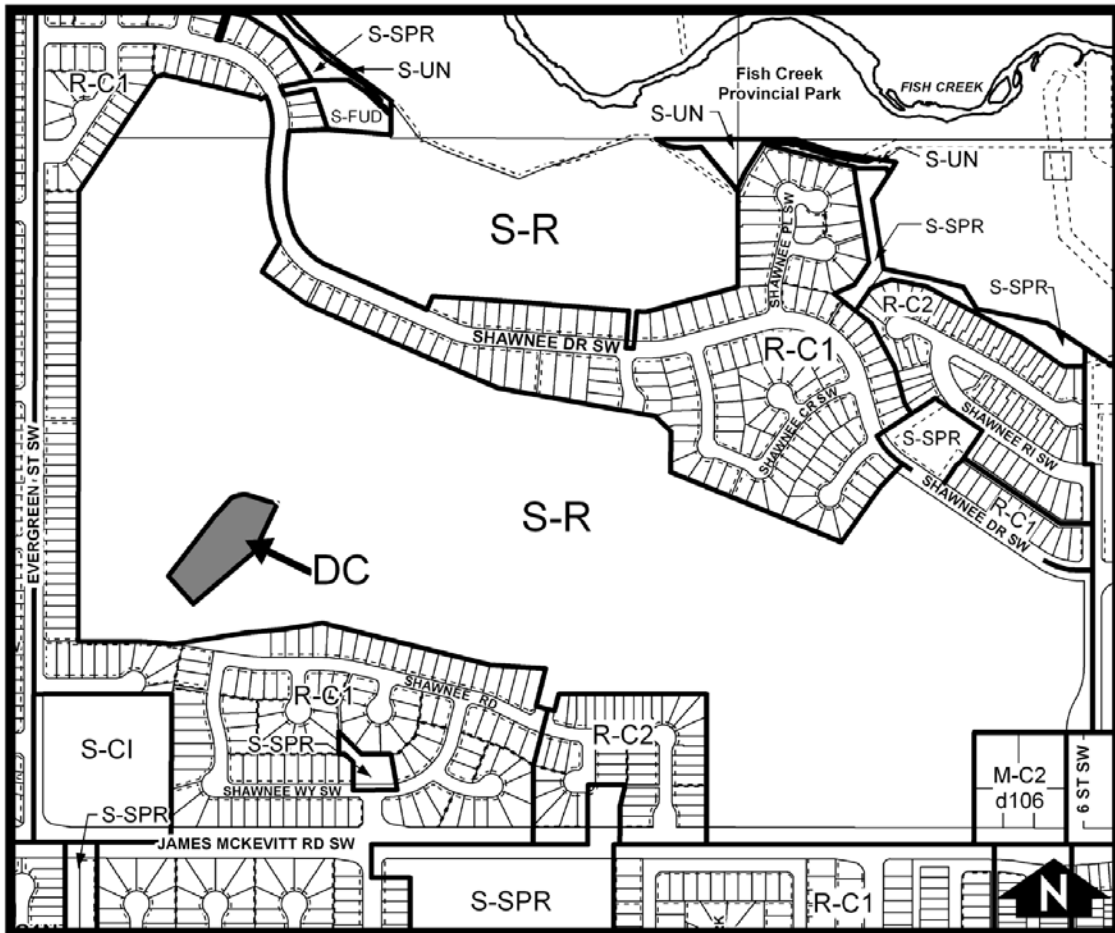
ACTING CITY CLERK
SIGNED THIS 11TH DAY OF FEBRUARY, 2013.

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SCHEDULE A



SCHEDULE B



DC DIRECT CONTROL DISTRICT

0.73 hectares±

Purpose

1 The purpose of this Direct Control District is to:

- (a) provide for primarily multi-residential dwellings that have a quality interface with the **adjacent S-SPR parcel**;

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- (b) establish appropriate densities and built form;
- (c) allow for a range of amenities and recreational **uses**; and
- (d) establish rules for tree preservation.

Compliance with Bylaw 1P2007

2 Unless otherwise specified in this Direct Control District, 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.

General Definitions

4 In this Direct Control District:

- (a) **“drip line”** means an area located directly under the outer circumference of the tree branches.

Permitted Uses

5 The **permitted uses** of the Multi-Residential – Contextual Low Profile (M-C1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

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

- (a) **Assisted Living;**
- (b) **Bed and Breakfast;**
- (c) **Child Care Service;**
- (d) **Community Entrance Feature;**
- (e) **Community Recreation Facility;**
- (f) **Duplex Dwelling;**
- (g) **Home Based Child Care – Class 2;**
- (h) **Home Occupation – Class 2;**
- (i) **Indoor Recreation Facility;**
- (j) **Library;**
- (k) **Live Work Unit;**
- (l) **Multi-Residential Development;**
- (m) **Place of Worship – Small;**
- (n) **Residential Care;**
- (o) **Semi-Detached Dwelling;**
- (p) **Sign – Class B;**
- (q) **Sign – Class C;**

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- (r) **Sign – Class D;**
- (s) **Sign – Class E;**
- (t) **Single Detached Dwelling;**
- (u) **Temporary Residential Sales Centre;** and
- (v) **Utility Building.**

Bylaw 1P2007 District Rules

7 Unless otherwise specified in this Direct Control District, the rules of the Multi-Residential – Contextual Low Profile (M-C1) District of Bylaw 1P2007 apply in this Direct Control District.

Density

8 The maximum *density* of a *parcel* is 100.0 *units* per hectare.

Specific Rules for Landscaped Areas

9 A minimum of 40.0 per cent of the area of a *parcel* must be a *landscaped area*.

Planting Requirements

- 10** (1) Trees required by this section may be provided through the planting of new trees or the preservation of existing trees.
- (2) A minimum of 1.0 trees and 2.0 shrubs must be provided for every 45.0 square metres of *landscaped area*.
- (3) The requirement for the provision of two trees is met where:
- (a) a deciduous tree has a minimum *caliper* of 225 millimetres; and
 - (b) a coniferous tree has a minimum height of 9.0 metres.

Tree Protection

11 The perimeter *drip line* of an area identified for tree preservation on a *development permit* must be fenced while any area *adjacent* to it is being excavated, stripped or graded, or is under construction.

Tree Replacement

- 12** (1) Except as indicated in subsections (2) and (3), when an existing tree is removed, it must be replaced by the general tree type, meaning deciduous or coniferous, of the tree being replaced, located as close as possible to the original tree location and according to the minimum size requirements as follows:
- (a) Deciduous trees must have a minimum *caliper* of 75 millimetres at the time of planting; and

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- (b) Coniferous trees must have a minimum height of 3.0 metres at the time of planting.
- (2) Where a deciduous tree has a minimum **caliper** of 225 millimetres, it must be replaced by two deciduous trees with a minimum **caliper** of 75 millimetres each at the time of planting.
- (3) Where a coniferous tree has a minimum height of 9.0 metres, it must be replaced by two coniferous trees with a minimum height of 3.0 metres each at the time of planting.

At Grade Orientation of Units

- 13** A **unit** in a **Multi-Residential Development** that is located on the floor closest to **grade** must have:
- (a) an individual, separate, direct access to **grade**; and
 - (b) an entrance that is visible from the **street** or **parcel** designated S-SPR that the **unit** faces.

Parking and Loading

- 14** (1) Except **visitor parking stalls**, all **motor vehicle parking stalls** for **Multi-Residential Development** must be provided in a **building**.
- (2) **Motor vehicle parking stalls** and **loading stalls** must not be located within a **rear setback area** that is shared with a **parcel** designated S-SPR.

Fencing Rules

- 15** In addition to the Fences Rules in Section 571 of Bylaw 1P2007, the following Rule applies:
- (a) No fencing is allowed on **property lines** or within **setback areas** shared with a **parcel** designated S-SPR.

Excavation, Stripping & Grading

- 16** (1) Excavation, stripping or grading of land greater than 50.0 square metres requires a **development permit**.
- (2) No excavation, stripping or grading is allowed prior to approval of a landscape plan and site plan as part of a **development permit**.

R-C2 District Rule

- 17** Section 573 of bylaw 1P2007 does not apply in this Direct Control District.