

**BYLAW NO. 35Z2007**

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND  
THE CITY OF CALGARY LAND USE BYLAW 2P80  
(Land Use Amendment LOC2005-0137)**

\*\*\*\*\*

**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 16<sup>TH</sup> DAY OF APRIL, 2007.

READ A SECOND TIME THIS 16<sup>TH</sup> DAY OF APRIL, 2007.

READ A THIRD TIME THIS 16<sup>TH</sup> DAY OF APRIL, 2007.

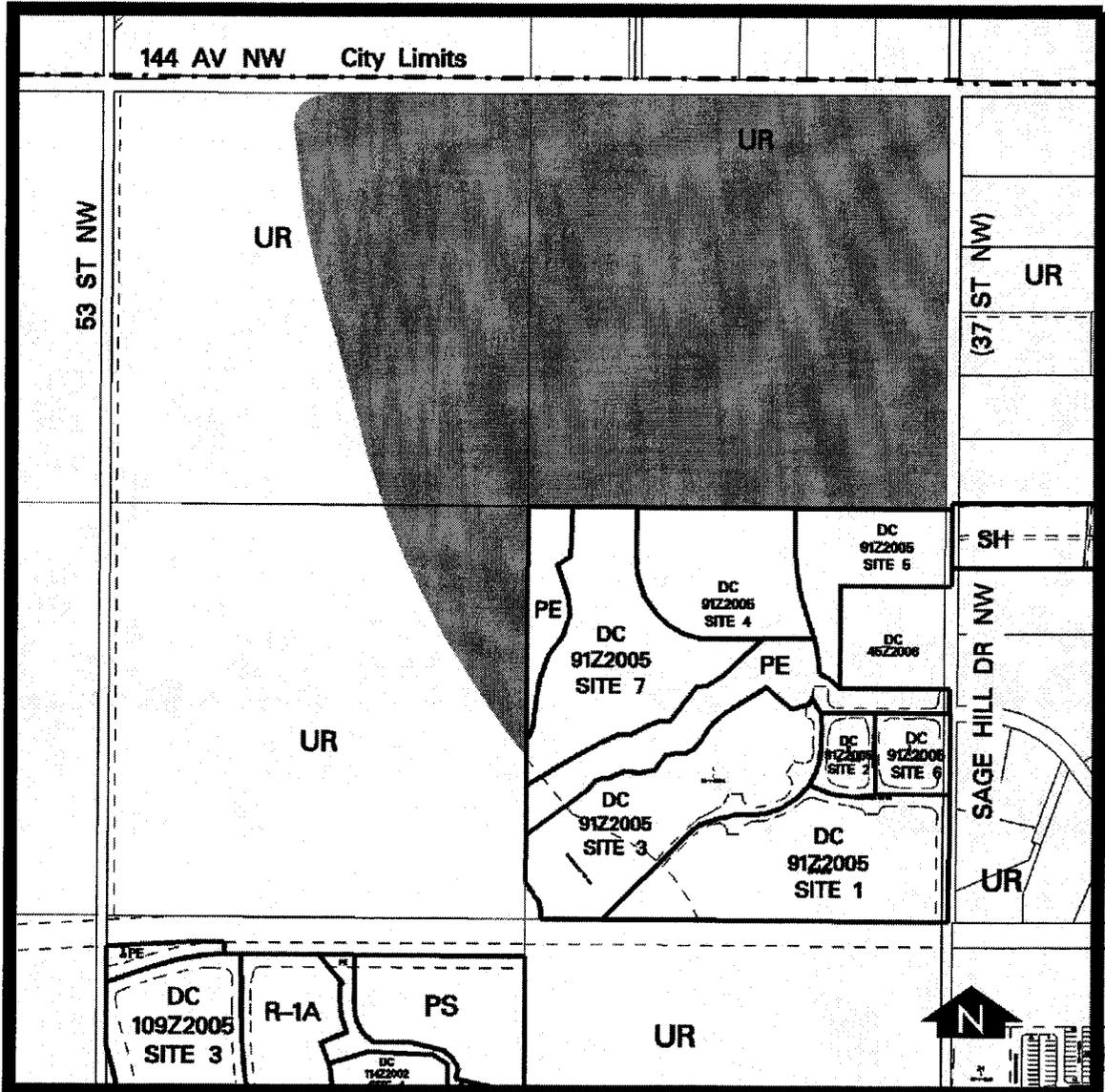
  
\_\_\_\_\_  
MAYOR

DATED THIS 16<sup>TH</sup> DAY OF APRIL, 2007

  
\_\_\_\_\_  
ACTING CITY CLERK

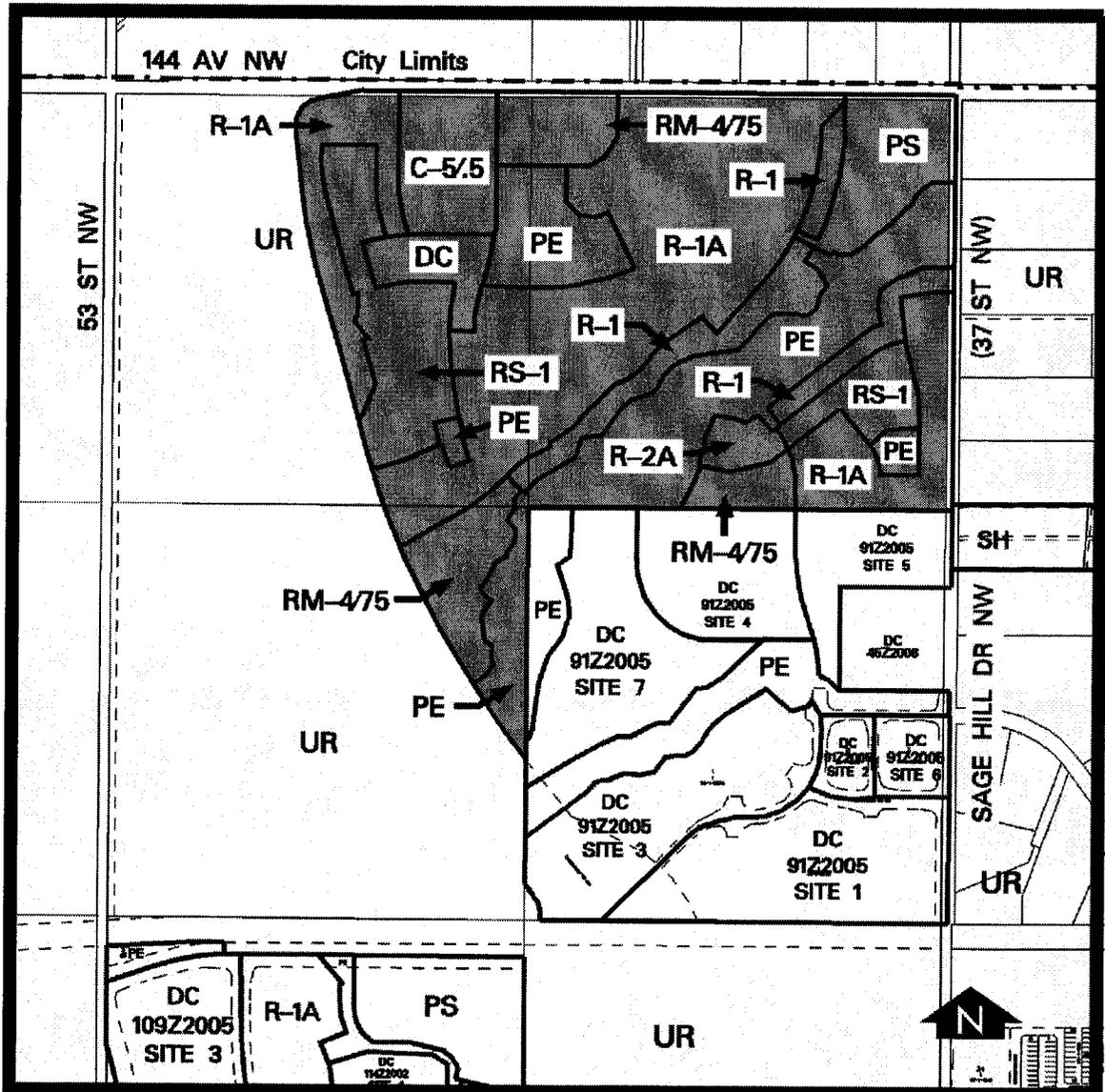
# Amendment LOC2005-0137 Bylaw 35Z2007

## SCHEDULE A



# Amendment LOC2005-0137 Bylaw 35Z2007

## SCHEDULE B



# **Amendment # LOC2005-0137 Bylaw #35Z2007**

## **SCHEDULE B**

CONTINUED

### **DC DIRECT CONTROL DISTRICT**

#### **1. Land Use**

The Permitted and Discretionary Uses of the R-1A Residential Narrow Lot Single-Detached District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively, with the additional Discretionary Use of “secondary suite”.

For the purpose of this Bylaw, “secondary suite” means an accessory dwelling unit:

- (i) That does not exceed 70 square metres in gross floor area, excluding the area covered by stairways;
- (ii) That is located on the same parcel as a single-detached dwelling; and
- (iii) That will only be approved as one of the following:
  - (A) “Secondary Suite – Attached Below Grade” where the secondary suite is located below the first storey of a single-detached dwelling; and
  - (B) “Secondary Suite – Detached Garage” where the secondary suite is located above the first storey of a detached private garage;
- (iv) Requires a minimum of 1.0 motor vehicle parking stalls per dwelling unit.

# **Amendment # LOC2005-0137 Bylaw #35Z2007**

## **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-1A Residential Narrow Lot Single-Detached District shall apply to Permitted Uses and the Discretionary Use Rules of the R-1A Residential Narrow Lot Single-Detached District shall apply to Discretionary Uses unless otherwise noted below:

(a) **Density**

A maximum of two dwelling units where the second dwelling unit must be a secondary suite.

(b) **Secondary Suite – Setback**

(i) **For a Secondary Suite – Attached Below Grade the minimum building setback:**

- (A) From a front property line must 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 must 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 must be equal to or greater than the building setback from the side property line for the main residential building.

(ii) **For a Secondary Suite – Detached Garage, the minimum building setback from any rear property line is:**

- (A) 1.5 metres for that portion of the building used as a Secondary Suite; and

# Amendment # LOC2005-0137

## Bylaw #35Z2007

### SCHEDULE B

CONTINUED

- (B) 0.6 metres for that portion of the building used as a private garage.
  - (iii) For all Secondary Suites the minimum building setback from a side property line is 1.2 metres.
  - (iv) A minimum separation of 3 metres is required between the closest façade of the main residential building to the closest façade of the Secondary Suite – Detached Garage.
- (b) Building Height
- A maximum of 7.5 metres for a Secondary Suite – Detached Garage.
- (c) Lot Dimensions
- A secondary suite must be located on a lot containing a single-detached dwelling with the following lot dimensions:
- (i) A minimum lot area of 303 square metres;
  - (ii) A minimum lot width of 9.1 metres; and
  - (iii) A minimum lot depth of 33 metres.
- (d) Outdoor Amenity Space
- Outdoor amenity space for a secondary suite shall be a minimum area of 7.5 square metres with no dimension less than 1.5 metres.

# **BYLAW NO. 35Z2007**

**ADVERTISED IN Calgary Herald on March 22, 2007**

**5 BYLAW 35Z2007  
SYMONS VALLEY**

To redesignate the land located at 4141 and 4949, - 144 Avenue N.W. and 13012 - 53 Street N.W. (N.E.1/4 Section 36-25-2-5, portion of N.W.1/4 Section 36-25-2-5 and portion of S.W.1/4 Section 36-25-2-5) from UR Urban Reserve District to R-1A Residential Narrow Lot Single-Detached District, R-1 Residential Single-Detached District, RS-1 Residential Small Lot District, R-2A Residential Low Density District, RM-4/75 Residential Medium Density Multi-Dwelling District, C-5/5 Shopping Centre Commercial District, PE Public Park, School and Recreation District, PS Public Service District and DC Direct Control District to allow for additional use of secondary suites.

# BYLAW NO. 35Z2007

ADVERTISED IN Calgary Sun on Thursday, March 22, 2007

**5** BYLAW 35Z2007  
SYMONS VALLEY

To redesignate the land located at 4141 and 4949, ~ 144 Avenue N.W. and 13012, ~ 63 Street N.W. (N.E.1/4 Section 36-25-2-5, portion of N.W.1/4 Section 36-25-2-5 and portion of S.W.1/4 Section 36-25-2-5) from UR Urban Reserve District to R-1A Residential Narrow Lot Single-Detached District, R-1 Residential Single-Detached District, RS-1 Residential Small Lot District, R-2A Residential Low Density District, RM-4/75 Residential Medium Density Multi-Dwelling District, C-5/5 Shopping Centre Commercial District, PE Public Park, School and Recreation District, PS Public Service District and DC Direct Control District to allow for additional use of secondary suites.

# **BYLAW NO. 35Z2007**

**ADVERTISED IN Calgary Sun on Thursday, March 29, 2007**

**5 BYLAW 35Z2007  
SYMONS VALLEY**

To redesignate the land located at 4141 and 4949 -- 144 Avenue N.W. and 13012 - 53 Street N.W. (N.E. 1/4 Section 36-25-2-5, portion of N.W. 1/4 Section 36-25-2-5 and portion of S.W. 1/4 Section 36-25-2-5) from UR Urban Reserve District to R-1A Residential Narrow Lot Single-Detached District, R-1 Residential Single-Detached District, RS-1 Residential Small Lot District, R-2A Residential Low Density District, RM-4/75 Residential Medium Density Multi-Dwelling District, C-5/5 Shopping Centre Commercial District, PE Public Park, School and Recreation District, PS Public Service District and DC Direct Control District to allow for additional use of secondary suites.

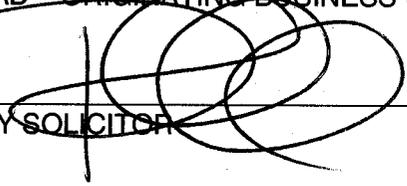
TO: CITY CLERK  
FROM: DEVELOPMENT AND BUILDING APPROVALS  
RE: LUB/35Z2007

=====

APPROVED AS TO CONTENT

  
\_\_\_\_\_  
HEAD - ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM

  
\_\_\_\_\_  
CITY SOLICITOR

BUDGET PROGRAM NO.  
(if applicable)

\_\_\_\_\_

DATE OF COUNCIL INSTRUCTION  
(if applicable)

\_\_\_\_\_