

BYLAW NUMBER 178D2015

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2014-0117)**

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 9TH DAY OF NOVEMBER, 2015.

READ A SECOND TIME THIS 9TH DAY OF NOVEMBER, 2015.

READ A THIRD TIME THIS 9TH DAY OF NOVEMBER, 2015.



MAYOR

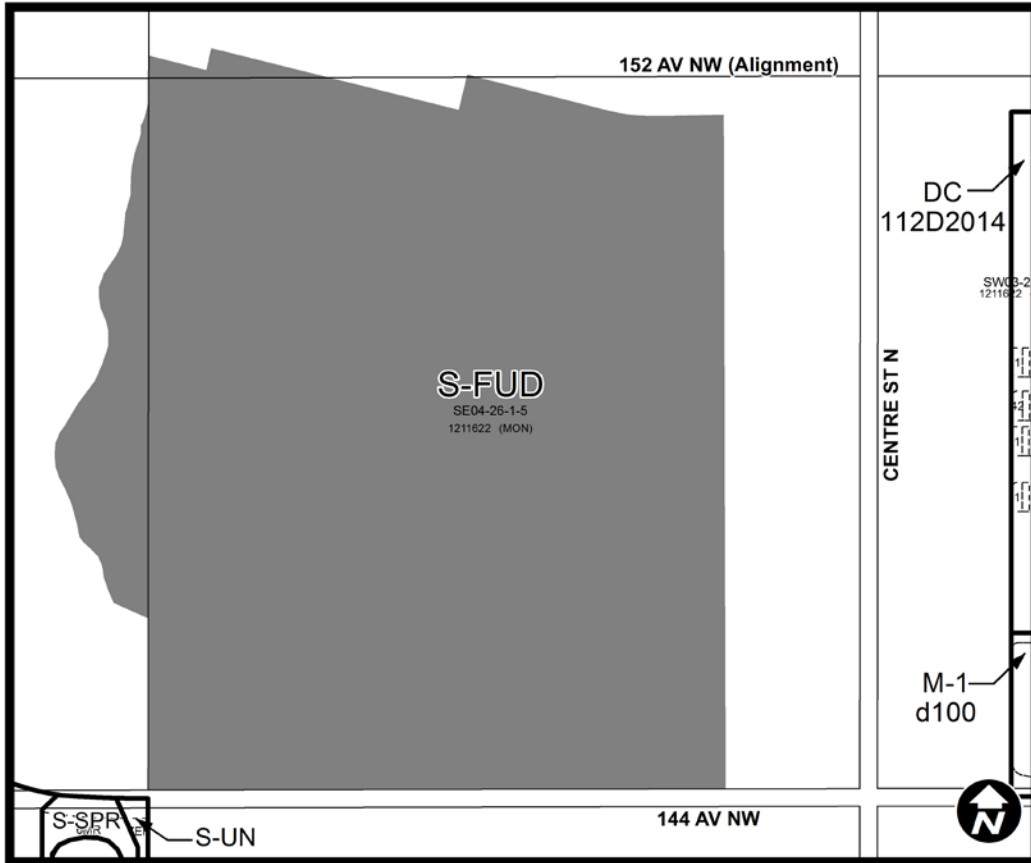
SIGNED THIS 9TH DAY OF NOVEMBER, 2015.



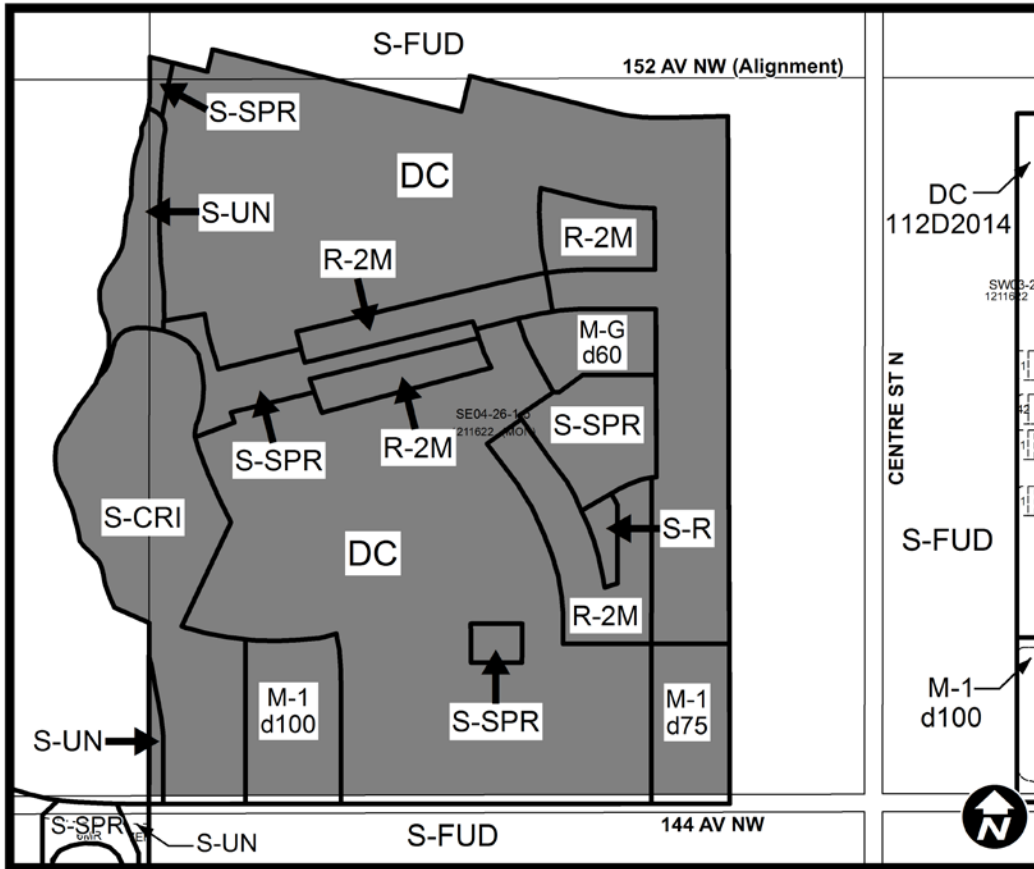
ACTING CITY CLERK

SIGNED THIS 9TH DAY OF NOVEMBER, 2015.

SCHEDULE A



SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

1 The Direct Control District:

- (a) is intended to accommodate a diversity of low density residential **development** in the form of **Rowhouse Buildings, Single Detached Dwellings, Semi-detached Dwellings, Duplex Dwellings, Secondary Suites** and **Backyard Suites** in the **Developing Area**; and

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- (b) is intended as a flexible alternative to the R-1, R-1s, R-1N and R-2 Districts in order to allow a greater integration of housing types and to allow intensification of the neighbourhood over time.

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.

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.

Permitted Uses

- 4 (1) The following *uses* are *permitted uses* in this Direct Control District:

- (a) **Accessory Residential Building;**
- (b) **Backyard Suite;**
- (c) **Duplex Dwelling;**
- (d) **Home Based Child Care – Class 1;**
- (e) **Home Occupation – Class 1;**
- (f) **Park;**
- (g) **Protective and Emergency Service;**
- (h) **Secondary Suite;**
- (i) **Semi-detached Dwelling;**
- (j) **Sign – Class A;**
- (k) **Single Detached Dwelling; and**
- (l) **Utilities.**

- (2) **Rowhouse Building** is a *permitted use* in this Direct Control District where it is located on a *laned parcel*.

Discretionary Uses

- 5 (1) The following *uses* are *discretionary uses* in this Direct Control District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Bed and Breakfast;**
- (d) **Community Entrance Feature;**
- (e) **Custodial Care;**
- (f) **Home Based Child Care – Class 2;**
- (g) **Home Occupation – Class 2;**
- (h) **Place of Worship – Small;**
- (i) **Power Generation Facility – Small;**
- (j) **Residential Care;**
- (k) **Sign – Class B;**
- (l) **Sign – Class C;**
- (m) **Sign – Class E;**
- (n) **Temporary Residential Sales Centre; and**
- (o) **Utility Building.**

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- (2) **Rowhouse Building** is a *discretionary use* in this Direct Control District where it is located on a *laneless parcel*.

Bylaw 1P2007 District Rules

- 6 In addition to the rules in this Direct Control District, all **uses** in this Direct Control District must comply with the General Rules for Low Density Residential Land Use Districts referenced in Part 5, Division 1 of Bylaw 1P2007.

Number of Main Residential Buildings on a Parcel

- 7 The maximum number of *main residential buildings* on a *parcel* is one.

Density

- 8 The maximum *density* for a *parcel* is 50 *units* per hectare for **Rowhouse Buildings**.

Parcel Width

- 9 The minimum *parcel width* is:

- (a) 7.5 metres for a *parcel* containing a **Single Detached Dwelling**;
- (b) 9.0 metres for a *parcel* containing a **Backyard Suite**;
- (c) 13.0 metres for a *parcel* containing a **Duplex Dwelling**;
- (d) 13.0 metres for a *parcel* containing a **Semi-detached Dwelling**, and if a *parcel* containing a **Semi-detached Dwelling** is subsequently subdivided, a minimum *parcel width* of 6.0 metres must be provided for each **Dwelling Unit**; and
- (e) 5.0 metres for an individual *parcel* containing a **Dwelling Unit** in a **Rowhouse Building**.

Parcel Area

- 10 The minimum area of a *parcel* is:

- (a) 233.0 square metres for a *parcel* containing a **Single Detached Dwelling**;
- (b) 330.0 square metres for a *parcel* containing a **Duplex Dwelling**;
- (c) 330.0 square metres for a *parcel* containing a **Secondary Suite** or **Backyard Suite**;
- (d) 330.0 square metres for a *parcel* containing a **Semi-detached Dwelling**, and if a *parcel* containing a **Semi-detached Dwelling** is subsequently subdivided, a minimum area of 160.0 square metres must be provided for each **Dwelling Unit**; and
- (e) 160.0 square metres for a *parcel* containing an individual **Dwelling Unit** in a **Rowhouse Building**.

Parcel Coverage

- 11 (1) Unless otherwise referenced in subsections (2), (3), (4), (5) or (6), the maximum **parcel coverage** is 50.0 per cent of the area of the **parcel**.
- (2) Unless otherwise referenced in subsection (6), the maximum **parcel coverage** for a **Single Detached Dwelling** is 45.0 per cent of the area of the **parcel** where the **parcel** area is greater than 400.0 square metres.
- (3) Unless otherwise referenced in subsection (6), the maximum **parcel coverage** for a **Single Detached Dwelling** is 60.0 per cent of the area of the **parcel** where the **parcel** area is less than 300.0 square metres.
- (4) Unless otherwise referenced in subsection (6), the maximum **parcel coverage** for a **Duplex Dwelling** or **Semi-detached Dwelling** is 60.0 per cent of the area of the **parcel** where the **parcel** area is less than 600.0 square metres.
- (5) Unless otherwise referenced in subsection (6), the maximum cumulative **building coverage** for a **Rowhouse Building** over all the **parcels** subject to a single **development permit** is 60.0 per cent of the area of the subject **parcels**.
- (6) The maximum **parcel coverage** referenced in subsections (1), (2), (3), (4) and (5) must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not located in a **private garage**.

Building Setback Areas

- 12 The minimum depth of all **setback areas** must be equal to the minimum **building setback** required in sections 13, 14 and 15.

Building Setback from Front Property Line

- 13 The minimum **building setback** from a **front property line** is:

- (a) 2.0 metres for a **laned parcel**; and
- (b) 3.0 metres for a **laneless parcel**.

Building Setback from Side Property Line

- 14 (1) For a **laned parcel**, the minimum **building setback** from any **side property line** is 1.2 metres.
- (2) For a **parcel** with a **Rowhouse Building** or **Semi-detached Dwelling** there is no requirement for a **building setback** from the **property line** on which a party wall is located that separates two or more **Dwelling Units**.
- (3) For a **laneless parcel**, the minimum **building setback** from any **side property line** is:
- (a) 1.2 metres; or

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- (b) 3.0 metres on one side of the **parcel**, when no provision has been made for a **private garage** on the front or side of a **building**.
- (4) The **building setback** required in subsection 3(b) may be reduced where the owner of the **parcel** proposed for **development** and the owner of the adjacent **parcel** register, against both titles, an exclusive private access easement:
 - (a) where the width of the easement, in combination with the reduced **building setback**, must be at least 3.0 metres; and
 - (b) provides unrestricted vehicle access to the rear of the **parcel**.
- (5) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 1.2 metres, provided there is no portion of a **building**, except for a projection allowed in section 337(3) of Bylaw 1P2007, located within 3.0 metres of:
 - (a) the back of the public sidewalk; or
 - (b) the curb where there is no public sidewalk.
- (6) One **building setback** from a **side property line** may be reduced to zero metres where:
 - (a) the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, a minimum 1.5 metre private maintenance easement that provides for:
 - (i) a 0.30 metre eave encroachment easement with the requirement that the eaves must not be closer than 0.90 metres to the eaves on a **building** on an **adjacent parcel**; and
 - (ii) a 0.60 metre footing encroachment easement; and
 - (b) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.

Building Setback from Rear Property Line

15 The minimum **building setback** from a **rear property line** is 7.5 metres.

Building Height

- 16** (1) Unless otherwise referenced in subsections (2) and (3), the maximum **building height** is 10.0 metres for a **Single Detached Dwelling**.
- (2) The maximum **building height** is 11.0 metres for a **Single Detached Dwelling** where:
- (a) the area of the **parcel** is equal to or greater than 400.0 square metres; and
 - (b) the **parcel width** is equal to or greater than 10.0 metres.

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- (3) The maximum ***building height*** is 12.0 metres for a **Single Detached Dwelling** where the ***parcel width*** is equal to or greater than 15.0 metres.
- (4) The maximum ***building height*** for a **Duplex Dwelling** and **Semi-detached Dwelling** is 11.0 metres.
- (5) The maximum ***building height*** for a **Rowhouse Building** is 12.0 metres.
- (6) The maximum ***building height*** for all other ***uses*** is 10.0 metres.

Motor Vehicle Parking Stalls

- 17 (1) The minimum number of ***motor vehicle parking stalls*** for a **Duplex Dwelling, Semi-detached Dwelling** and **Single Detached Dwelling** is 2.0 stalls where:
- (a) the ***parcel width*** is less than 9.0 metres; or
 - (b) the area of the ***parcel*** is less than 270.0 square metres.
- (2) For all other ***uses*** the rules of Bylaw 1P2007 apply.