

BYLAW NUMBER 135D2021

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2020-0163/CPC2021-1013)**

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

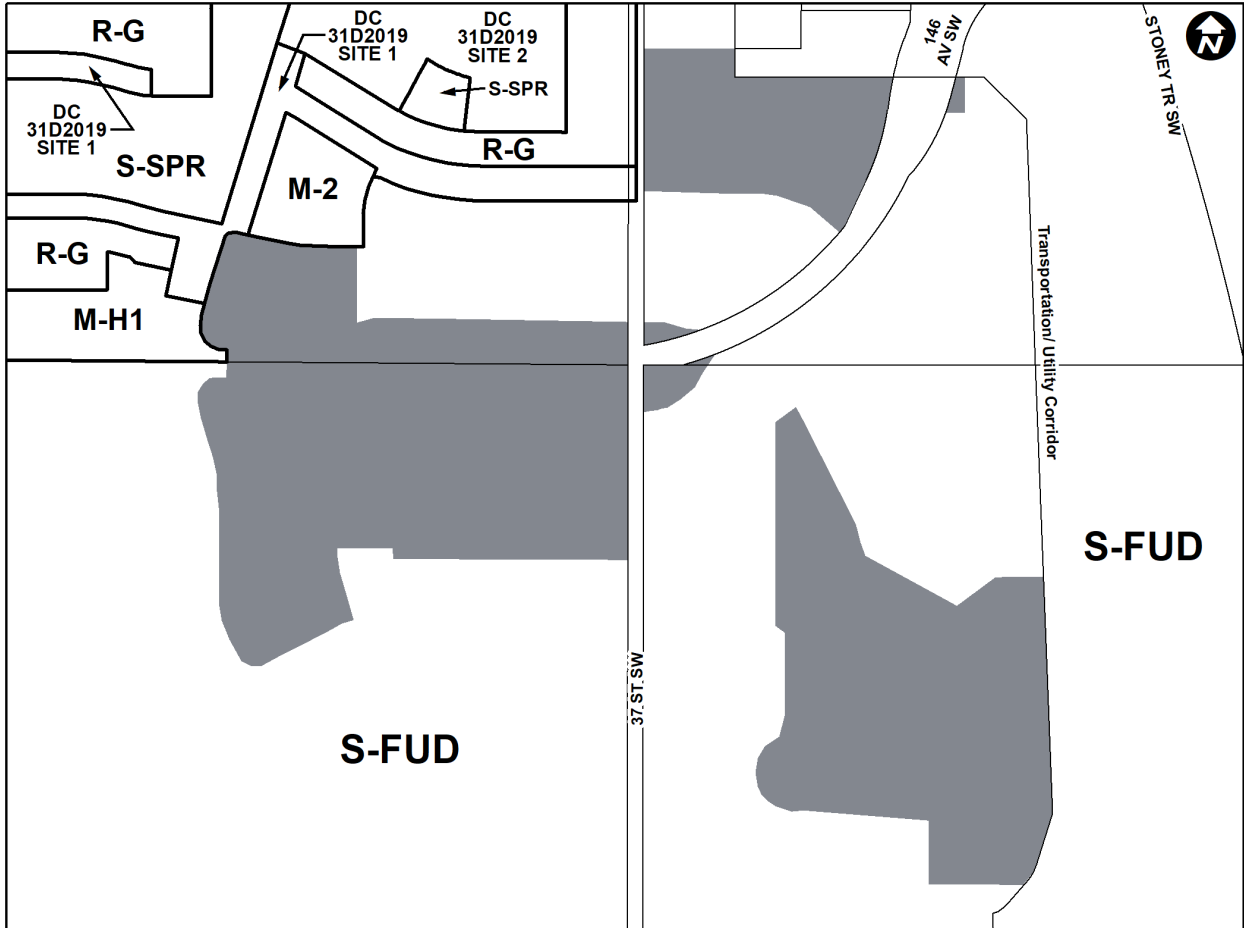


MAYOR
SIGNED ON SEPTEMBER 14, 2021

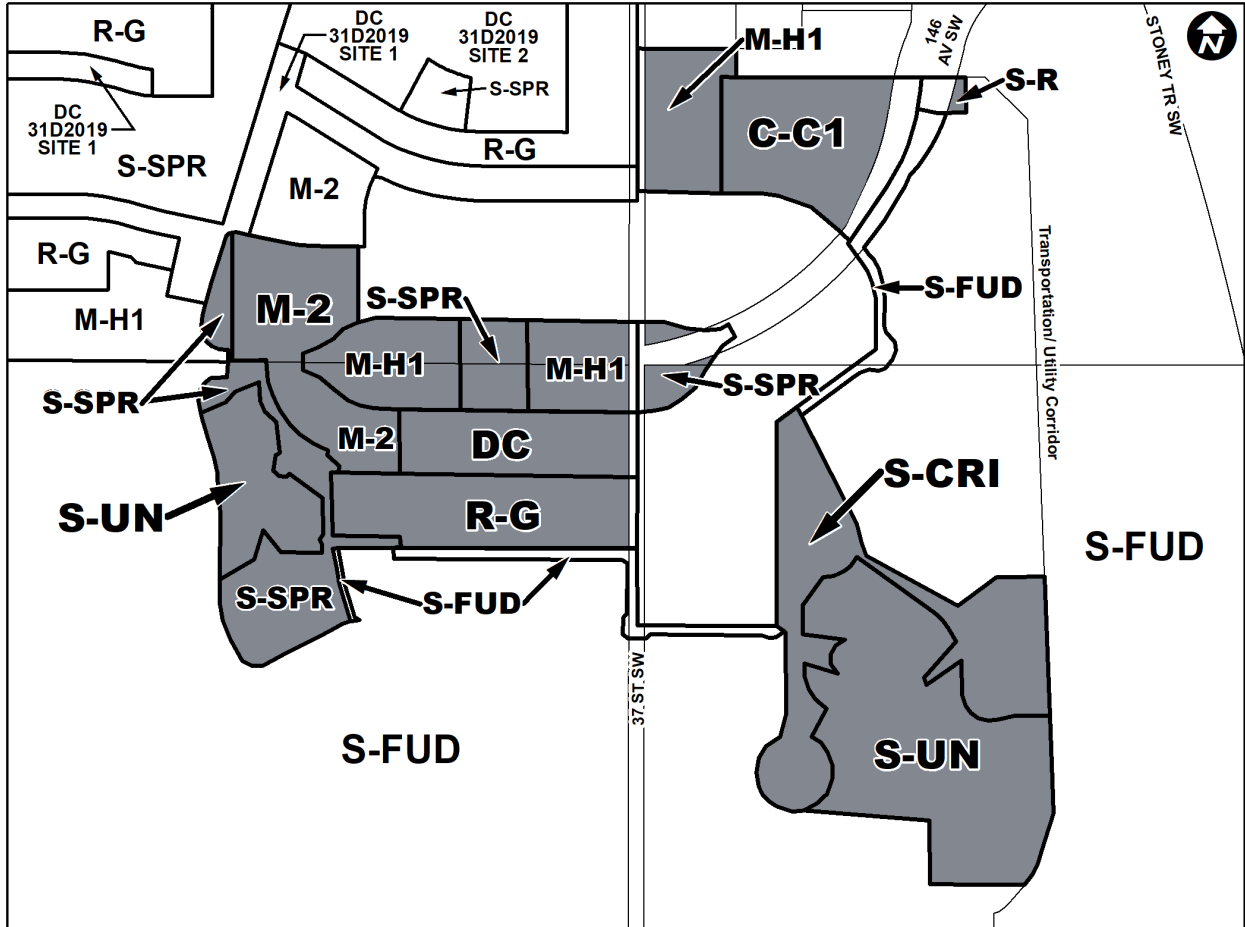


ACTING CITY CLERK
SIGNED ON SEPTEMBER 14, 2021

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to accommodate street-oriented residential development in the form of semi-detached dwellings and rowhouse buildings on smaller lots.

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.

Permitted Uses

- 4 The **permitted uses** of the Residential – Low Density Mixed Housing (R-Gm) District of Bylaw 1P2007 are the **permitted uses** of this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Residential – Low Density Mixed Housing (R-Gm) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Residential – Low Density Mixed Housing (R-Gm) District of Bylaw 1P2007 apply to this Direct Control District.

Parcel Area for Rowhouse Buildings

- 7 The minimum area of a **parcel** for a **Rowhouse Building** is 90.0 square metres per **Dwelling Unit**.

Building Setback Areas

- 8 The minimum depth of all **setback areas** must be equal to the minimum **building setbacks** required in the Residential – Low Density Mixed Housing (R-Gm) District of Bylaw 1P2007 and Section 9 of this Direct Control District Bylaw.

Building Setback from Rear Property Line

- 9 The minimum **building setback** from a **rear property line** for any portion of a **building** is 0.6 metres.

Outdoor Private Amenity Space

- 10 Each **Dwelling Unit** must have direct access to **private amenity space** that:

- (a) is provided outdoors;
- (b) is not used for vehicle access or as a **motor vehicle parking stall**;
- (c) has a minimum total area of 15.0 square metres;
- (d) has no dimension of less than 2.0 metres; and
- (e) may be located at **grade**, or above **grade** when part of the **main residential building**.

Relaxations

- 11 The **Development Authority** may relax the rules contained in Sections 6 through 9 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.