

BYLAW NO. 10Z2008

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE CITY
OF CALGARY LAND USE BYLAW 2P80 AND THE LAND USE BYLAW
1P2007 (LAND USE AMENDMENT LOC2006-0152)**

WHEREAS it is desirable to amend The City of Calgary Land Use Bylaw Number 2P80 and the Land Use Bylaw 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 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. 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 "C" to this Bylaw and substituting therefore that portion of the Land Use District Map shown as shaded on Schedule "D" of this Bylaw.
3. Paragraph 1 of this Bylaw comes into force on the date it is passed, and paragraph 2 of this Bylaw comes into force on June 1, 2008.

READ A FIRST TIME THIS 14th DAY OF APRIL, 2008.

READ A SECOND TIME THIS 14th DAY OF APRIL, 2008.

READ A THIRD TIME THIS 14TH DAY OF APRIL, 2008.



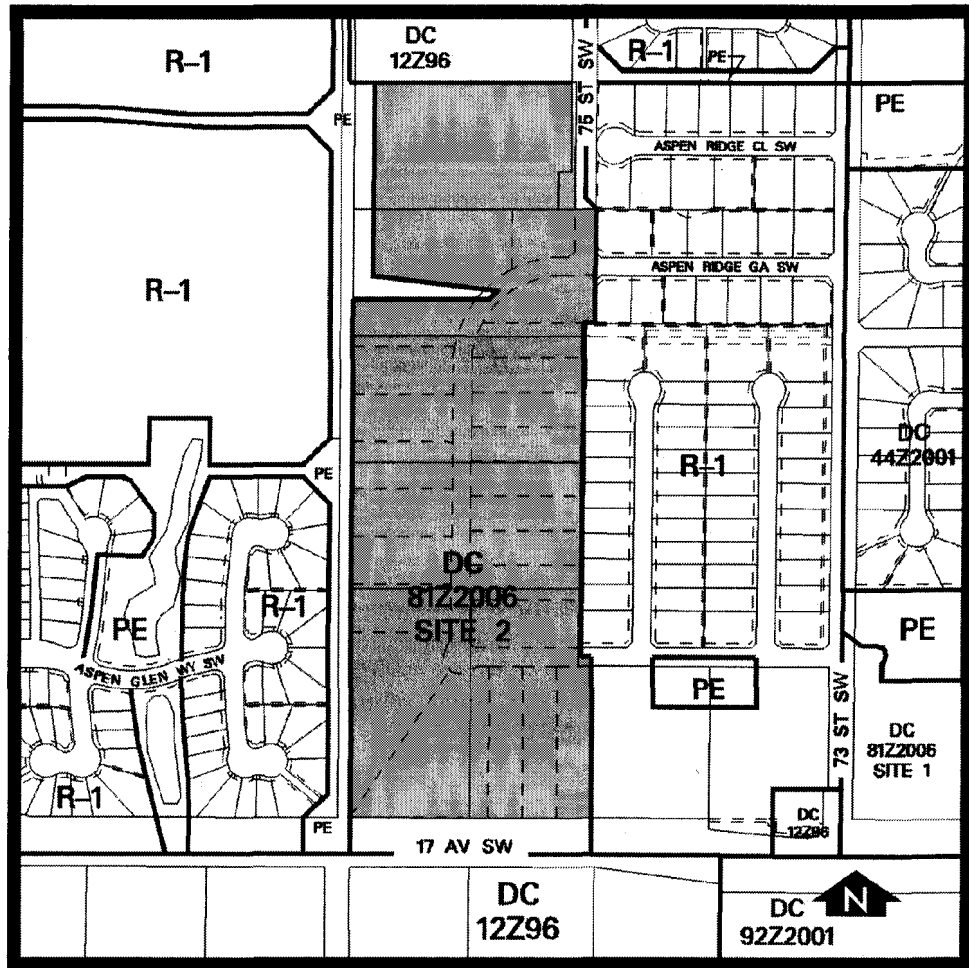
MAYOR
SIGNED THIS 08TH DAY OF MAY, 2008.



ACTING CITY CLERK
SIGNED THIS 08TH DAY OF MAY, 2008.

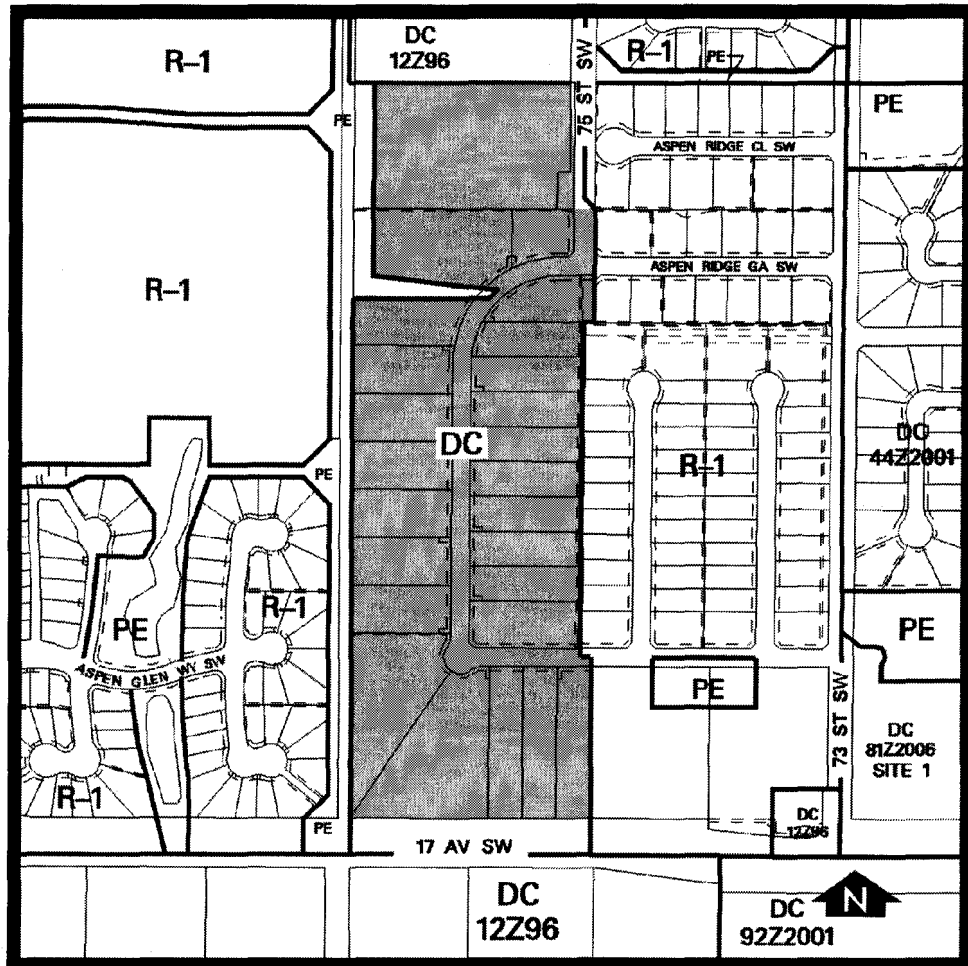
Amendment LOC2006-0152 Bylaw 10Z2008

SCHEDULE A



Amendment LOC2006-0152 Bylaw 10Z2008

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use
 - (a) The Permitted and Discretionary Uses of the RR-1 Restricted Residential Single-Detached District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively with the additional Discretionary Uses of "secondary dwelling unit" and "secondary suite".

BYLAW NUMBER 10Z2008

- (b) For the purpose of this bylaw, "secondary dwelling unit" means an accessory dwelling unit that has a gross floor area, excluding the area covered by stairways, greater than 70 square metres and less than 93 square metres. A secondary dwelling unit must be located on the same parcel as a Single-detached Dwelling and will only be approved as one of the following:
- (i) Secondary dwelling unit - attached above grade: where the accessory dwelling unit is located above the first storey of a single-detached dwelling;
 - (ii) Secondary dwelling unit - attached at grade: where the accessory dwelling unit is located at grade and is attached to the side or rear of a single-detached dwelling; and
 - (iii) Secondary dwelling unit - attached below grade: where the accessory dwelling unit is located below the first storey of a single-detached dwelling.
- (c) For the purpose of this bylaw, "secondary suite" means an accessory dwelling unit that does not exceed 70 square metres in gross floor area, excluding the area covered by stairways. A secondary suite must be located on the same parcel as a Single-detached Dwelling and 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 located at grade to the rear of main residential building.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use rules of the RR-1 Restricted Residential Single-Detached District shall apply, unless otherwise noted below:

(a) Density

A lot shall have a maximum of one single-detached dwelling, and may have either one secondary dwelling unit or one secondary suite.

BYLAW NUMBER 10Z2008

(b) Accessory Buildings

(i) Separation from Side Property Line

A minimum of 2.4 metres for any accessory building.

(ii) Separation from Rear Property Line

A minimum of 10 metres for any accessory building.

(iii) Building Height

A maximum of 10 metres for a secondary suite - detached garage

(iv) Building Coverage

Subject to the lot coverage requirements of the RR-1 district, the maximum site area covered by an accessory building, excluding buildings which total less than 10 square metres in area, shall be 93 square metres or the lot coverage of the principal building, whichever is the lesser.

(c) Lot Dimensions

A secondary suite or secondary dwelling unit may be located on lots to be occupied by a single-detached dwelling having the following dimensions:

(i) A minimum width of 24 metres.

(ii) A minimum depth of 38 metres.

(iii) A minimum area of 1022 square metres.

(d) Amenity Space

A secondary suite or a secondary dwelling unit shall have a private outdoor amenity space with a minimum area of 25 square metres.

(e) Prohibition in Garage

No part of a garage shall be used as part of a secondary suite or secondary dwelling unit.

(f) Secondary Dwelling Units

(i) A secondary dwelling unit – attached above grade shall have a maximum floor area of the lesser of:

BYLAW NUMBER 10Z2008

-
- (A) 75% of the gross floor area of the attached private garage when located above the first storey of that private garage; or
 - (B) a maximum of 20% of the total gross floor area of the principal residential dwelling when the secondary dwelling unit is located above the first storey of the main residential dwelling; or
 - (C) 93 square metres.
- (ii) A secondary dwelling unit – attached at grade shall have a maximum floor area of 93 square metres.
- (iii) A secondary dwelling unit – attached below grade shall have a maximum floor area of the lesser of:
- (A) a maximum of 20% of the total gross floor area of the principal residential dwelling when the secondary dwelling unit is located below the first storey of the main residential dwelling; or
 - (B) 93 square metres.
- (iv) Parking
- In addition to the parking requirement for the principal residential dwelling, a secondary dwelling unit requires a minimum of 2.0 motor vehicle stalls.
- (g) Secondary Suites
- (i) A secondary suite – attached above grade shall have a maximum floor area of the lesser of:
 - (A) 75% of the gross floor area of the attached private garage when located above the first storey of that private garage; or
 - (B) a maximum of 20% of the total gross floor area of the principal residential dwelling when the secondary suite is located above the first storey of the main residential dwelling; or
 - (C) 70 square metres.
 - (ii) A secondary suite – attached below grade shall have a maximum floor area of the lesser of:
 - (A) a maximum of 20% of the total gross floor area of the principal residential dwelling when the secondary suite is located below the first storey of the main residential dwelling; or
 - (B) 70 square metres.

BYLAW NUMBER 10Z2008

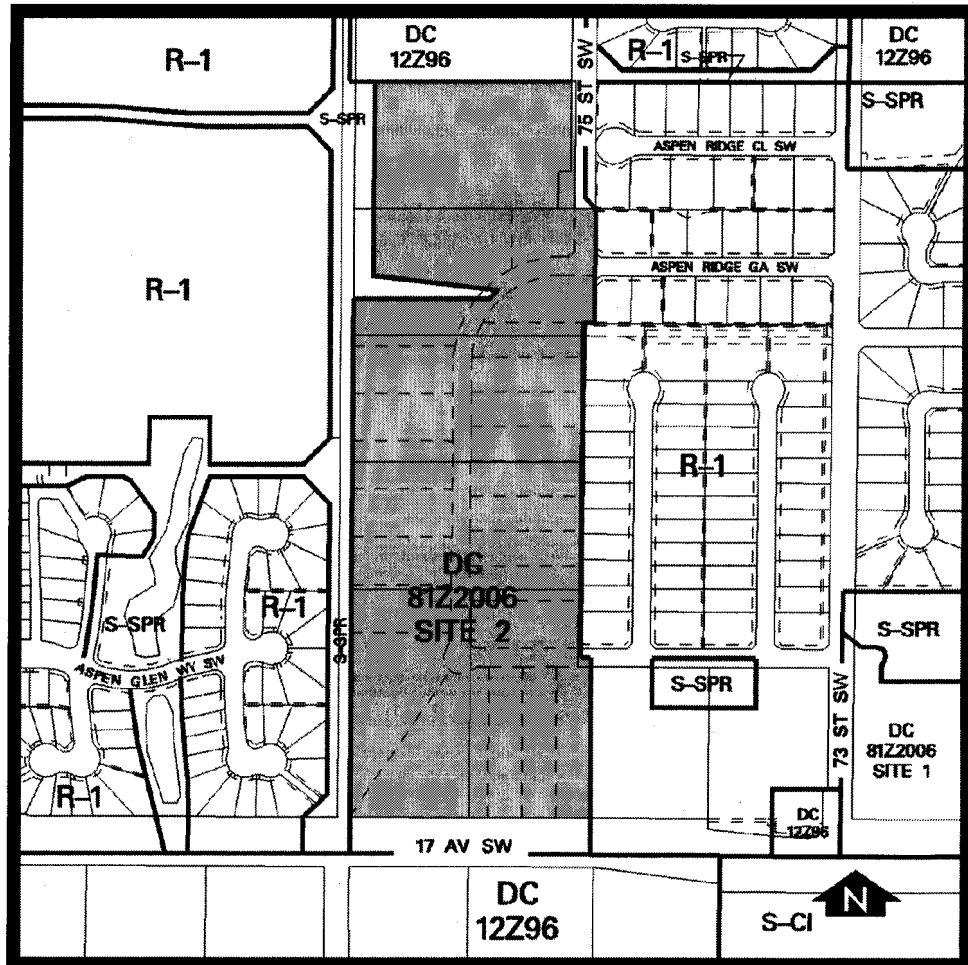
-
- (iii) A secondary suite – detached garage shall have a maximum floor area of the lesser of:
 - (A) 75% of the gross floor area of the detached private garage; or
 - (B) 70 square metres.
 - (iv) A secondary suite – detached garden or secondary suite – attached at grade shall have a maximum floor area of 70 square metres.
 - (v) Parking

In addition to the parking requirement for the principal residential dwelling, a secondary suite requires a minimum of 1.0 motor vehicle stalls.
 - (vi) Separation from Main Residential Building

A secondary suite - detached garage or secondary suite - detached garden shall be a minimum of 5.0 metres from the main residential building.”

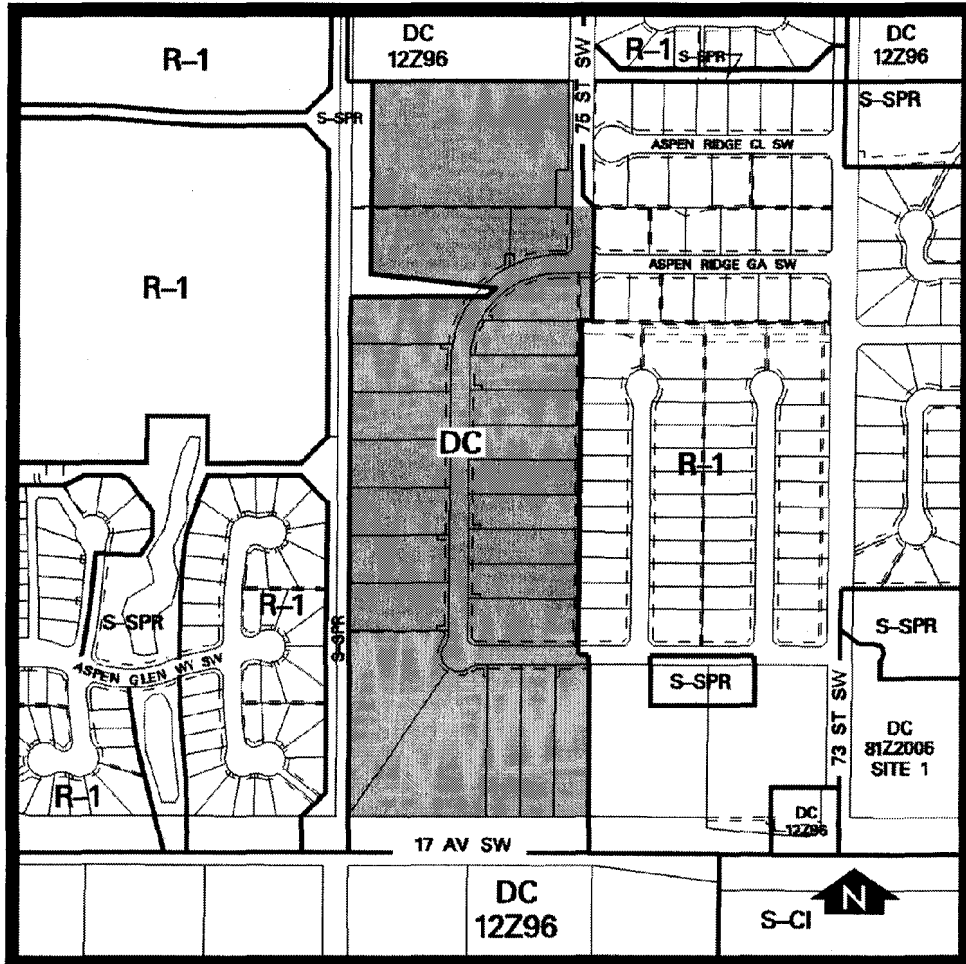
Amendment LOC2006-0152 Bylaw 10Z2008

SCHEDULE C



Amendment LOC2006-0152 Bylaw 10Z2008

SCHEDULE D



BYLAW NO. 10Z2008

ADVERTISED IN: Calgary Sun on Thursday December 20, 2007

**10 ASPEN WOODS
BYLAW 10Z2008**

To redesignate the land located at 1557 - 73 Street SW, 1476 - 75 Street SW, 1580 and 1606 - 77 Street SW, 7652 and 7750 - 17 Avenue SW (Plan 1144AC, Block B, Lots 8,9,10; Plan 6688JK, Block B, Lot 7; 5767GG, Block B, Lots 11 and 12) from DC Direct Control District to DC Direct Control District to accommodate floor area modifications for secondary suites. (Bylaw 2P80)

To redesignate the land located at 1557 - 73 Street SW, 1476 - 75 Street SW, 1580 and 1606 - 77 Street SW, 7652 and 7750 - 17 Avenue SW (Plan 1144AC, Block B, Lots 8,9,10; Plan 6699JK, Block B, Lot 7; 5767GG, Block B, Lots 11 and 12) from DC Direct Control District to DC Direct Control District to accommodate floor area modifications for secondary suites. (Bylaw 1P8007)

TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/10Z2008

=====

APPROVED AS TO CONTENT



IAN COPE
HEAD - ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM



SHARI SHIGEHIRO
CITY SOLICITOR

BUDGET PROGRAM NO.
(if applicable)

DATE OF COUNCIL INSTRUCTION
(if applicable)
