

BYLAW NUMBER 177D2021

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2021-0093/CPC2021-1329)**

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 NOVEMBER 15, 2021

READ A SECOND TIME ON NOVEMBER 15, 2021

READ A THIRD TIME ON NOVEMBER 15, 2021

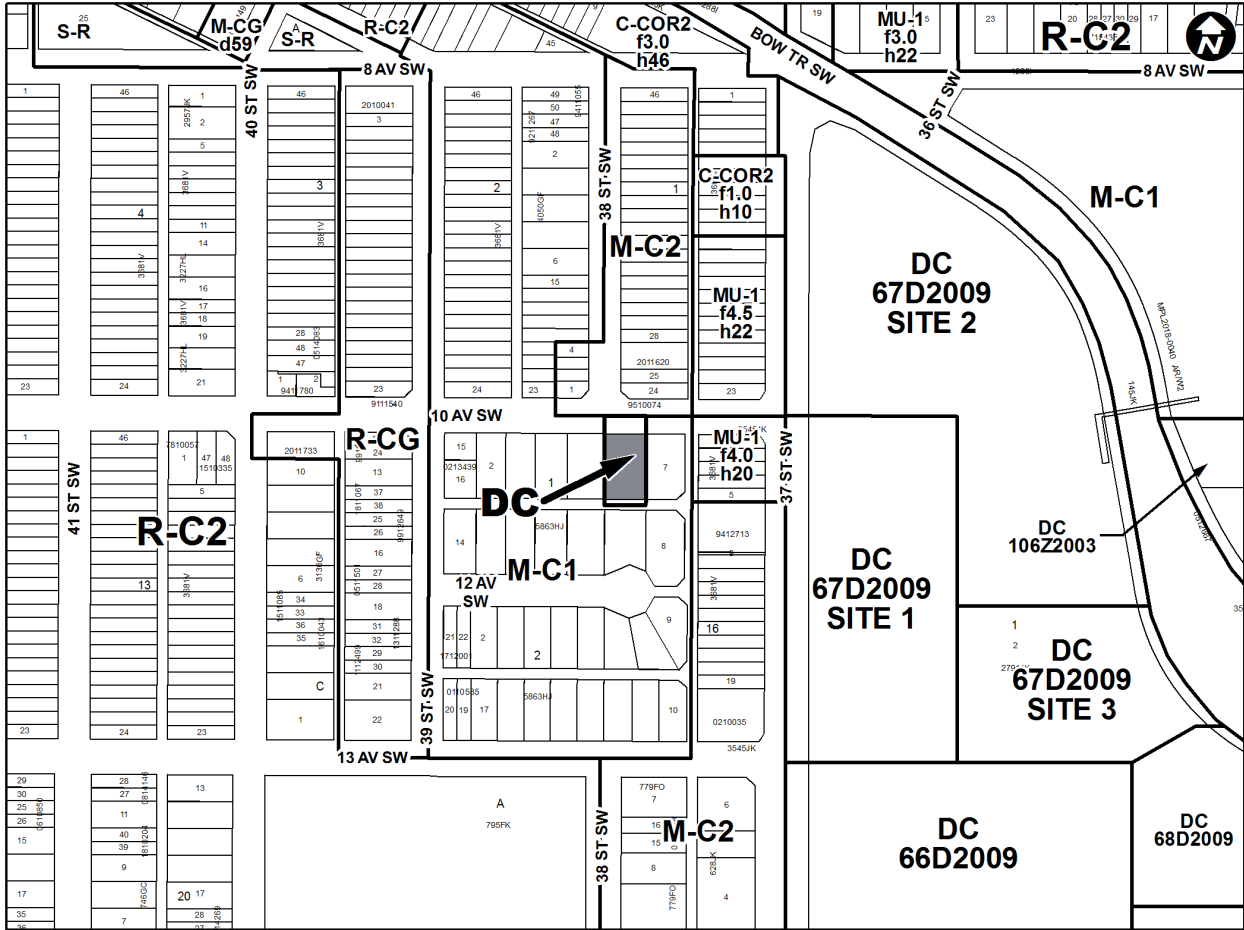


MAYOR
SIGNED ON NOVEMBER 15, 2021



CITY CLERK
SIGNED ON NOVEMBER 15, 2021

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to accommodate rowhouse development.

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

Discretionary Uses

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

- (a) **Rowhouse Building.**

Bylaw 1P2007 District Rules

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

Rules for Rowhouse Buildings

7 For a **Rowhouse Building**:

- (a) The maximum cumulative **building coverage** for a **parcel** subject to a single **development permit** is 50.0 per cent;
- (b) The maximum **parcel coverage** for a **parcel** subject to a single **development permit** must be reduced by 21.0 square metres for each **motor vehicle parking stall** that has been provided and is not located in a **private garage**;
- (c) The maximum **building depth** is 65.0 per cent of the **parcel depth**;
- (d) The minimum width of a **street** facing façade of a **unit** is 4.2 metres;
- (e) The minimum **building setback** from a **property line** shared with another **parcel** may be reduced to zero metres where:
 - (i) the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, a 1.2 metre private maintenance easement;
 - (ii) the **main residential building** on the **adjacent parcel** has a setback of 0.1 metres or less at the shared **side property line** for any portion of the **building** that is recessed 0.6 metres or greater from the front façade or the rear façade of the **building** and is set back less than 1.2 metres from the shared **side property line**;
 - (iii) the wall at the **property line** shared with another **parcel** is constructed of maintenance-free materials and there is no overhang of eaves onto an **adjacent parcel**; and
 - (iv) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located;

- (f) There is no requirement for a **building setback** from a **property line** upon which a party wall is located;
- (g) Each **unit** must have direct access to **private amenity space** that:
 - (i) is provided outdoors;
 - (ii) has a minimum total area of 20.0 square metres; and
 - (iii) may be divided over a maximum of two **amenity spaces** where:
 - (A) one **amenity space** has no dimension less than 3.0 metres; and
 - (B) the second **amenity space** has a minimum contiguous area of 7.5 square metres with no dimension less than 1.5 metres.
- (h) There must not be more than one **Secondary Suite** contained within a **Dwelling Unit**;
- (i) Each **motor vehicle parking stall** or **private garage** must have direct, individual access to a **lane**; and
- (j) The minimum number of **motor vehicle parking stalls** for a **Secondary Suite** is reduced to zero, where:
 - (i) the floor area of a **Secondary Suite** is 45.0 square metres or less;
 - (ii) space is provided in a **building** for the occupant of the **Secondary Suite** for storage of mobility alternatives such as bicycles or strollers that:
 - (A) is accessed directly from the exterior; and
 - (B) has an area of 2.5 square metres or more for every **Secondary Suite** that is not provided with a **motor vehicle parking stall**.
 - (iii) **Parcel coverage** excludes the **building coverage** area required by subsection (ii)(B).

Relaxations

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