

BYLAW NUMBER 50D2025

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2024-0104/CPC2025-0053)**

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 MARCH 04, 2025

READ A SECOND TIME ON MARCH 04, 2025

READ A THIRD TIME ON MARCH 04, 2025



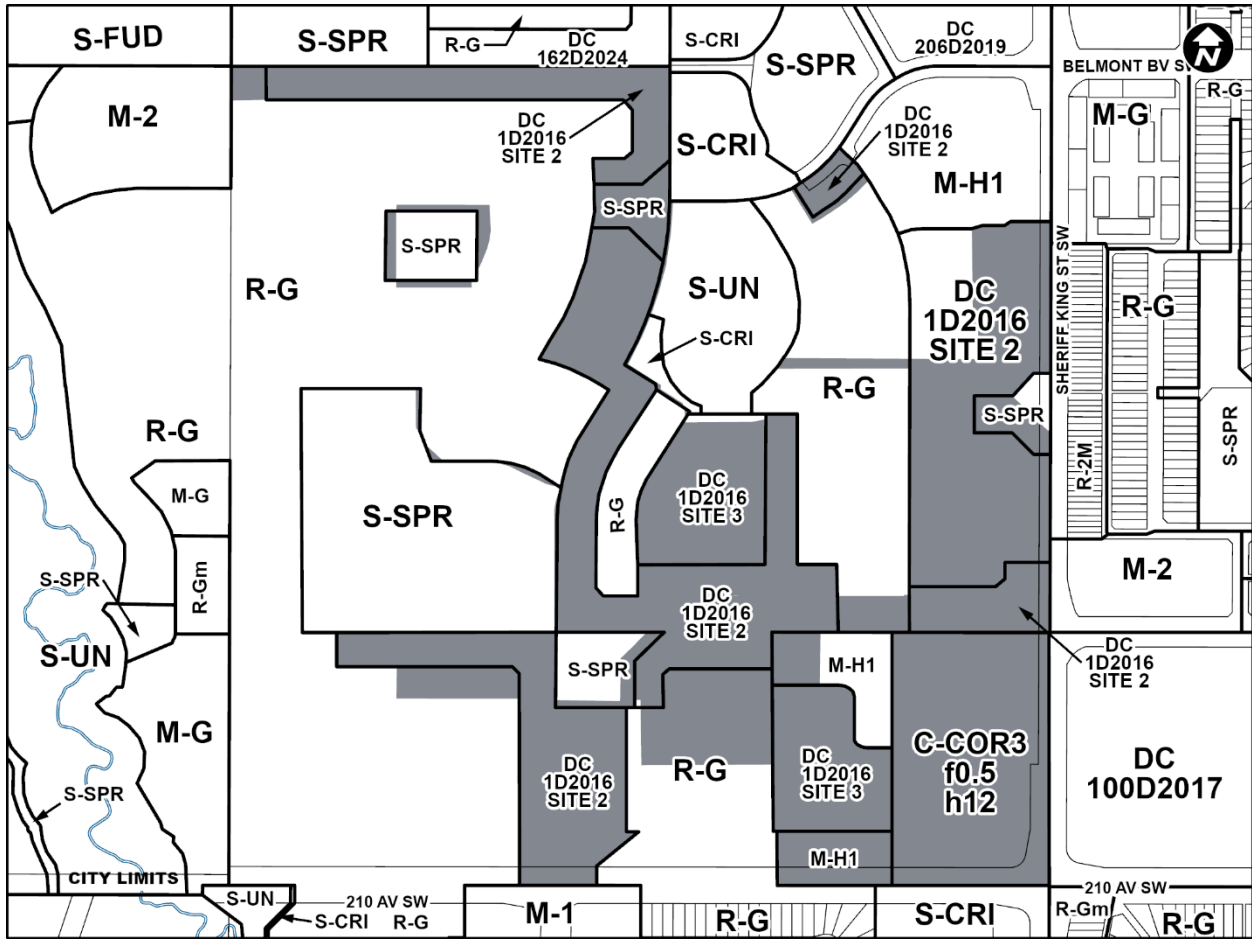
MAYOR
SIGNED ON MARCH 04, 2025



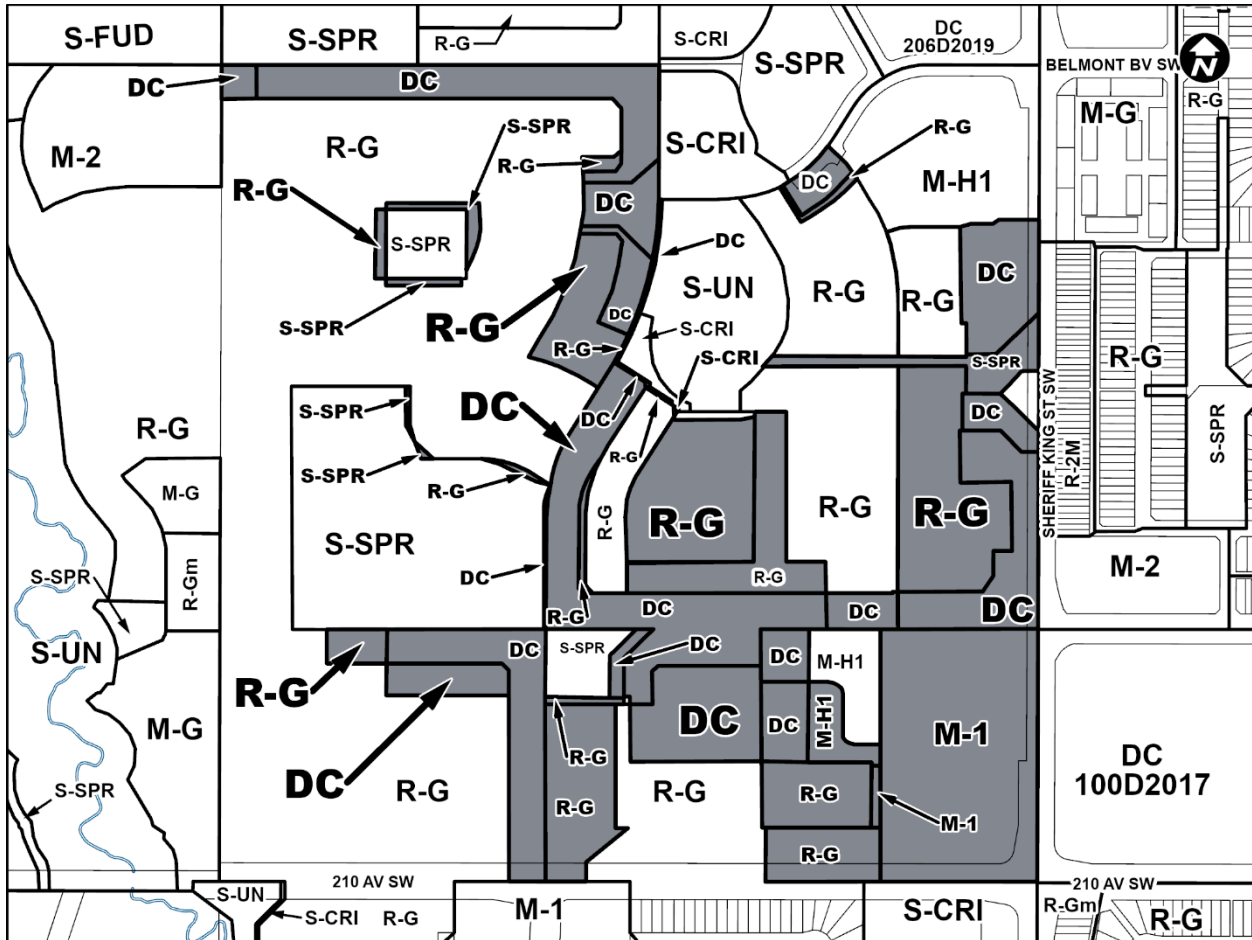
DEPUTY CITY CLERK
SIGNED ON MARCH 04, 2025

AMENDMENT LOC2024-0104/CPC2025-0053
BYLAW NUMBER 50D2025

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to accommodate street-oriented residential development in the form of semi-detached dwellings and rowhouses on small-scale lots with minimal rear yard setbacks and rear lane access in the developing area.

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.

Defined Uses

4 In this Direct Control District Bylaw:

- (a) “**DC Live Work**” means a *use*:
 - (i) where a business is operated from a **Dwelling Unit**, by the resident of the **Dwelling Unit**, but does not include a **Home Occupation – Class 1** or **Home Occupation – Class 2**;
 - (ii) that may incorporate only the following *uses* in a **Dwelling Unit**:
 - (A) **Artist’s Studio**;
 - (B) **Health Care Service**;
 - (C) **Office**; and
 - (D) **Retail and Consumer Service**, provided any products sold are also made on the premises or directly related to the service provided.
 - (iii) where the **Health Care Service use** is limited to the following activities:
 - (A) counselling.

Permitted Uses

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

Discretionary Uses

6 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, with the addition of:

- (a) **DC Live Work**.

Bylaw 1P2007 District Rules

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

Parcel Width

- 8
- (1) Unless otherwise referenced in subsections (2) and (3) the minimum *parcel width* is 6.0 metres per **Dwelling Unit**.
 - (2) The minimum *parcel width* for each *parcel* containing one *unit* of a **Rowhouse Building** is:
 - (a) 4.5 metres for a **corner parcel**; and
 - (b) 3.3 metres in all other cases.
 - (3) There is no minimum *parcel width* for a **Cottage Housing Cluster** or a **carriage house lot**.

Parcel Area Rules

- 9 (1) The minimum area of a *parcel* containing a **Duplex Dwelling** is 150.0 square metres per **Dwelling Unit**.
- (2) The area of a *carriage house lot* is:
- (a) a minimum 120.0 square metres per **Dwelling Unit**; and
- (b) a maximum of 250.0 square metres per **Dwelling Unit**.
- (3) The minimum area of a *parcel* for a **Cottage Housing Cluster** is 90.0 square metres per **Dwelling Unit**.
- (4) The minimum area of a *parcel* containing one *unit* of a **Semi-detached Dwelling** is 111.0 square metres.
- (5) The minimum area of a *parcel* containing one *unit* of a **Rowhouse Building** is 62.0 square metres.

Parcel Coverage

- 10 (1) Unless otherwise referenced in subsection (2), the maximum *parcel coverage* is 90.0 per cent of the area of the *parcel*.
- (2) The maximum *parcel coverage* referenced in subsection (1) 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 from Rear Property Line

- 11 (1) The minimum *building setback* from a *rear property line* is 0.6 metres.
- (2) Notwithstanding section 338(4) of Bylaw 1P2007, when an attached *private garage* has a *balcony or deck*, the minimum *building setback* from a *rear property line* for a *balcony or deck* is 0.6 metres.

Building Height

- 12 The maximum *building height* is 14.0 metres.

Outdoor Private Amenity Space

- 13 (1) Each **Dwelling Unit** or **DC Live Work unit** must have a *private amenity space*:
- (a) that has a minimum total area of 7.0 square metres with no dimension less than 2.0 metres; and
- (b) in the form of a *porch, balcony, deck or patio*.
- (2) Where a *patio* is located within 4.0 metres of a *side property line* of a *parcel* containing a **Dwelling Unit** or **DC Live Work unit**, the *patio* must be **screened**.

Balconies

**AMENDMENT LOC2024-0104/CPC2025-0053
BYLAW NUMBER 50D2025**

14 The rules of subsections 340(1) and (2) of Bylaw 1P2007 do not apply.

Vehicle Access

15 (1) All vehicle access to a *parcel* must be from a *lane*.

(2) A *private garage* may only be allowed at the rear of a *unit*.

Rules for DC Live Work

16 (1) **DC Live Work** must not exceed 50.0 per cent of the *gross floor area* of the **Dwelling Unit**.

(2) **DC Live Work** may have two persons, other than a resident of the **DC Live Work**, working at the residence where the *use* is located.

(3) There is no minimum number of *motor vehicle parking stalls* for a **DC Live Work use**.

Relaxations

17 The *Development Authority* may relax the rules contained in Sections 7 through 16 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.