

PROPOSED

CPC2026-0271
ATTACHMENT 2

BYLAW NUMBER 52D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2025-0113/CPC2026-0271)**

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 _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

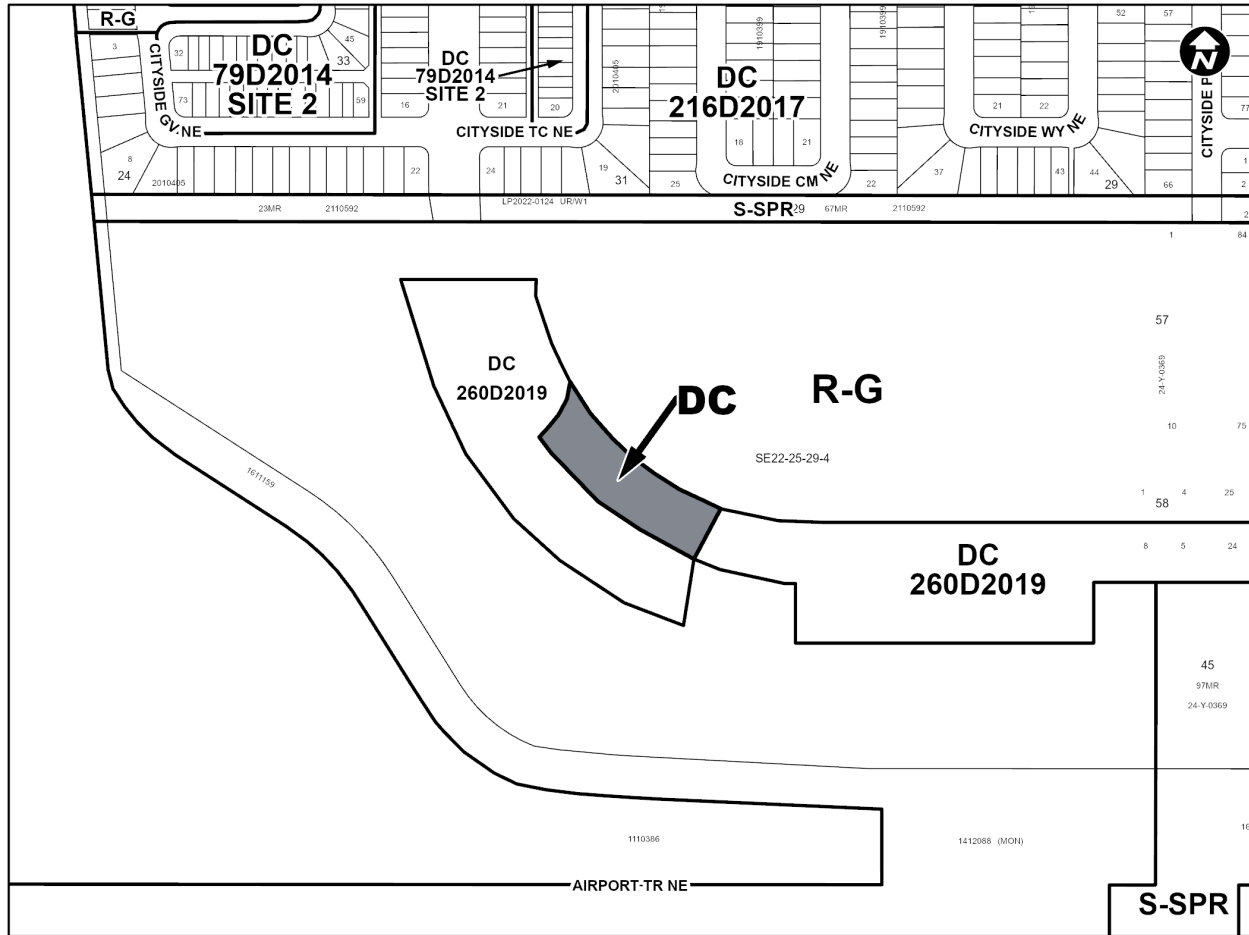
MAYOR
SIGNED ON MM DD YYYY

CITY CLERK
SIGNED ON MM DD YYYY

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SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to accommodate:

- (a) street-oriented semi-detached and rowhouse development on small lots with minimal rear yard setbacks and rear lane access; and
- (b) the additional use of DC live work unit.

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.

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General Definitions

- 4 For the purposes of this Direct Control District, and within this Direct Control District Bylaw, notwithstanding Section 13(137) of Bylaw 1P2007, "**unit**" means a **Dwelling Unit** or a **DC Live Work Unit**.

Defined Uses

- 5 In this Direct Control District Bylaw:

- (a) "**DC Live Work Unit**" 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

- 6 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

- 7 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 Unit**.

Bylaw 1P2007 District Rules

- 8 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

- 9 (1) Unless otherwise referenced in subsections (2), (3) and (4) the minimum **parcel width** is 6.0 metres per **Dwelling Unit**.

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- (2) The minimum **parcel width** is 5.0 metres per **Dwelling Unit** for a **laned parcel** containing a **Duplex Dwelling**.
- (3) The minimum **parcel width** for each **parcel** per **unit** of a **Rowhouse Building** is:
 - (a) 7.5 metres for a **corner parcel**; and
 - (b) 5.4 metres in all other cases.
- (4) There is no minimum **parcel width** for a **Cottage Housing Cluster** or a **carriage house lot**.

Parcel Depth

10 The minimum **parcel depth** is 18.5 metres.

Parcel Area

- 11 (1) Except as otherwise referenced in subsections (2) to (5), the minimum area of a **parcel** is 150.0 square metres per **Dwelling Unit**.
- (2) The minimum area of a **parcel** is 110.0 square metres per **unit** of a **Semi-detached Dwelling** contained on the **parcel**.
- (3) The minimum area of a **parcel** is 100.0 square metres per **unit** of a **Rowhouse Building** contained on the **parcel**.
- (4) 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**.
- (5) The minimum area of a **parcel** for a **Cottage Housing Cluster** is 90.0 square metres per **Dwelling Unit**.

Parcel Coverage

- 12 (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 Areas

13 The minimum depth of all **setback areas** must be equal to the minimum **building setbacks** required in Sections 14, 15 and 16 of this Direct Control District Bylaw.

Building Setback from Front Property Line

14 The minimum **building setback** from a **front property line** is 1.5 metres.

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Building Setback from Side Property Line

- 15 (1) Unless otherwise referenced in subsection (2), (3) and (4), the minimum **building setback** from any **side property line** is 1.2 metres.
- (2) The required **building setback** from the **side property line** may be reduced to 0.6 metres where:
- (a) the owner of the **parcel** proposed for **development** and the owner of the adjacent **parcel** register, against both titles, a 1.8 metre exclusive private access easement; and
 - (b) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.
- (3) Where the **side setback area** has been reduced in accordance with subsection (2), eaves may project a maximum of 0.45 metres into the **side setback area**.
- (4) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 1.0 metre.
- (5) For a **Backyard Suite, 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** or **Backyard Suites**.

Building Setback from Rear Property Line

- 16 The minimum **building setback** from a **rear property line** is 0.6 metres.

Building Height

- 17 The maximum **building height** is 13.0 metres.

Outdoor Private Amenity Space

- 18 (1) Each **Dwelling 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** or **deck** 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** or **deck** must be **screened**.

Rules for DC Live Work Unit

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

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- (2) **DC Live Work Unit** may have a maximum of two persons, other than a resident of the **Dwelling Unit** associated with the **DC Live Work Unit**, working at the residence where the **use** is located.
- (3) **DC Live Work Unit** requires 1.0 **motor vehicle parking stalls**.
- (4) **DC Live Work Unit** requires 1.0 **bicycle parking stall – class 1**, or **bicycle parking stall – class 2**.

Vehicle Access

20 All vehicle access to a **parcel** must be from a **lane**.

Relaxations

21 The **Development Authority** may relax the rules contained in Sections 8 through 19 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.