

**BYLAW NUMBER 79D2014**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT LOC2013-0058)  
\*\*\*\*\***

**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;

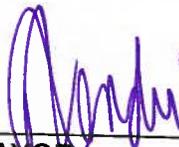
**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

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 substituting therefor 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 THIS 22<sup>ND</sup> DAY OF JULY, 2014.

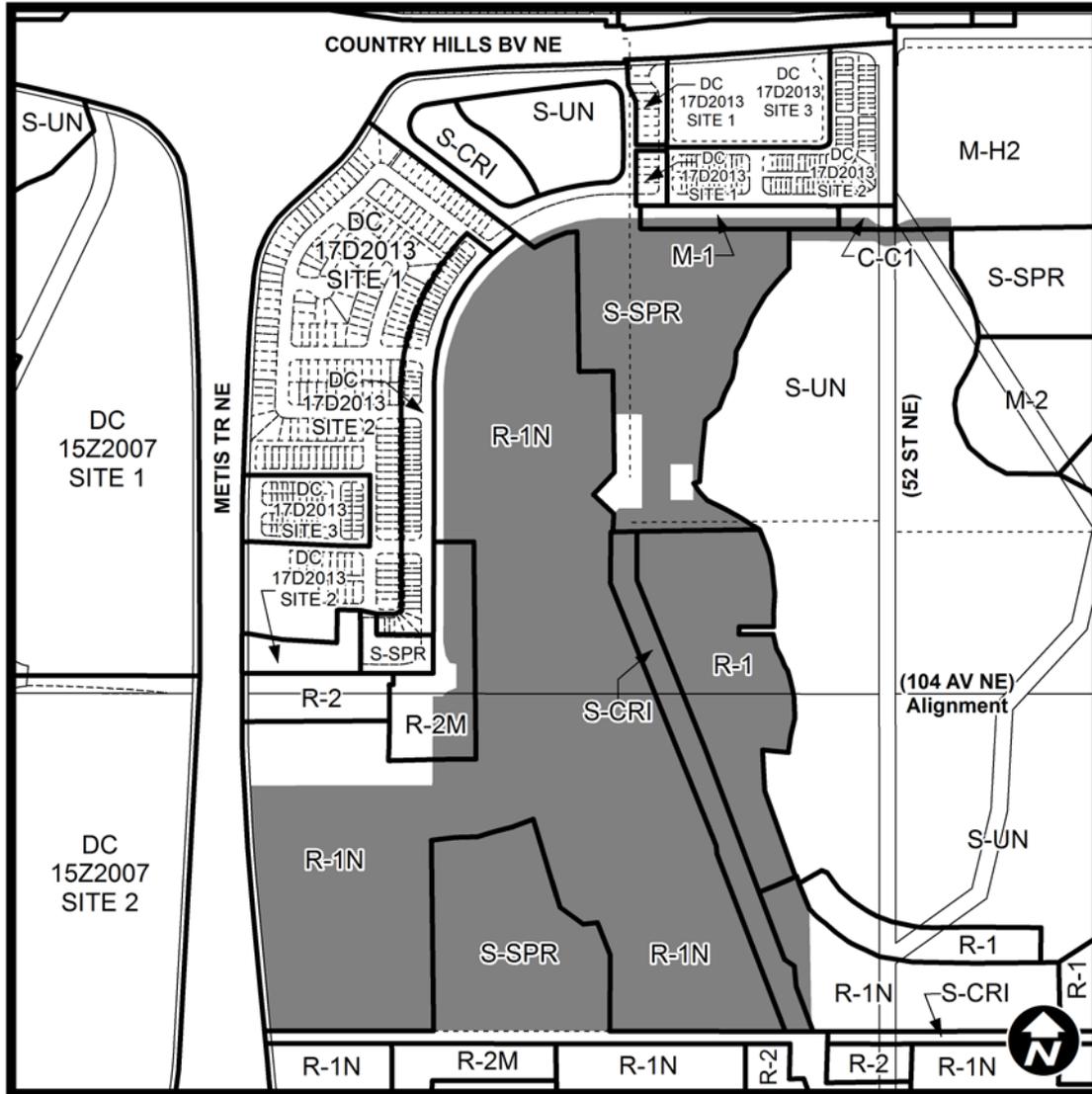
READ A SECOND TIME, AS AMENDED, THIS 22<sup>ND</sup> DAY OF JULY, 2014.

READ A THIRD TIME, AS AMENDED, THIS 22<sup>ND</sup> DAY OF JULY, 2014.

  
\_\_\_\_\_  
MAYOR  
SIGNED THIS 5<sup>TH</sup> DAY OF AUGUST, 2014.

  
\_\_\_\_\_  
ACTING CITY CLERK  
SIGNED THIS 5<sup>TH</sup> DAY OF AUGUST, 2014.

SCHEDULE A





**SITE 1**

29.31 hectares ± (72.43 acres ±)

**Application**

1 The provisions of Sections 2 through 18 apply to Site 1 only.

**Purpose**

2 This Direct Control District is intended to accommodate residential development in the form of **Single Detached Dwellings**, with the option of **Secondary Suites**, **Semi-detached Dwellings** and **Rowhouses**, on small-scale lots in the **Developing Area**.

**Compliance with Bylaw 1P2007**

3 Unless otherwise specified, the rules and provisions of Part 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

**Reference to Bylaw 1P2007**

4 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.

**Permitted Uses**

5 The following **uses** are **permitted uses** in this Direct Control District:

- (a) **Accessory Residential Building;**
- (b) **Home Based Child Care – Class 1;**
- (c) **Home Occupation – Class 1;**
- (d) **Park;**
- (e) **Protective and Emergency Services;**
- (f) **Semi-detached Dwelling;**
- (g) **Sign – Class A;**
- (h) **Single Detached Dwelling; and**
- (i) **Utilities.**

**Discretionary Uses**

6 The following **uses** are **discretionary uses** in this Direct Control District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Bed and Breakfast;**
- (d) **Community Entrance Feature;**
- (e) **Custodial Care;**
- (f) **Home Based Child Care – Class 2;**
- (g) **Home Occupation – Class 2;**
- (h) **Place of Worship – small;**
- (i) **Power Generation Facility – small;**
- (j) **Residential Care;**
- (k) **Rowhouse;**
- (l) **Secondary Suite;**
- (m) **Secondary Suite – Detached Garage;**
- (n) **Secondary Suite – Detached Garden;**
- (o) **Sign – Class B;**
- (p) **Sign – Class C;**

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- (q) **Temporary Residential Sales Centre**; and
- (r) **Utility Building**.

**Bylaw 1P2007 District Rules**

- 7 (1) Unless otherwise specified, the rules of the Residential Low Density Multiple Dwelling (R-2M) District of Bylaw 1P2007 apply to **Semi-detached Dwellings** and **Rowhouses** in this Direct Control District.
- (2) The rules of the Residential-One Dwelling (R-1s) District of Bylaw 1P2007 apply to all other **uses** in this Direct Control District.

**Number of Main Residential Buildings on a Parcel**

- 8 The maximum number of **main residential buildings** allowed on a **parcel** is one.

**Laned Parcel**

- 9 Each **parcel** with a width of less than 5.0 metres containing one **unit** of a **Rowhouse** must:
- (a) share a **property line** with a **lane** that provides vehicle access; and
  - (b) not have direct vehicle access to a **street**.

**Parcel Width**

- 10 (1) The minimum **parcel width** for a **Single Detached Dwelling** is:
- (a) 9.0 metres for a **laneless parcel**;
  - (b) 8.0 metres for a **laned parcel**;
  - (c) subject to (d), 11.0 metres for a **parcel** containing a **Secondary Suite**; and
  - (d) 13.0 metres for a **parcel** containing a **Secondary Suite-Detached Garden**.
- (2) The minimum **parcel width** for each **parcel** containing one **unit** of a **Semi-detached Dwelling** is:
- (a) 7.2 metres for a **corner parcel**; and
  - (b) 6.0 metres in all other cases.
- (3) The minimum **parcel width** for each **parcel** containing one **unit** of a **Rowhouse** is:
- (a) 4.5 metres for a **corner parcel**; and
  - (b) 3.3 metres in all other cases.

**Parcel Depth**

- 11 (1) Unless otherwise referenced in subsection (2) or (3), the minimum **parcel depth** is 18.5 metres.
- (2) The minimum **parcel depth** for a **laneless parcel** containing a **Single Detached Dwelling** is 26.0 metres.
- (3) The minimum **parcel depth** for a **parcel** containing a **Secondary Suite** is 26.0 metres.

**Parcel Area**

- 12 (1) The minimum **parcel area** for each **parcel** containing a **Single Detached Dwelling** is:
- (a) 208.0 square metres for a **laneless parcel**;
  - (b) 148.0 square metres for a **laned parcel**;
  - (c) 286.0 square metres for a **parcel** containing a **Secondary Suite** or a **Secondary Suite-Detached Garage**; and
  - (d) 338.0 square metres for a **parcel** containing a **Secondary Suite-Detached Garden**.
- (2) The minimum **parcel area** for each **parcel** containing one **unit** of a **Semi-detached Dwelling** is 111.0 square metres.
- (3) The minimum **parcel area** for each **parcel** containing one **unit** of a **Rowhouse** is 62.0 square metres.

**Parcel Coverage**

- 13 (1) The maximum **parcel coverage** for each **parcel** containing a **Single Detached Dwelling** is:
- (a) 55.0 percent of the area of a **laneless parcel**; and
  - (b) 70.0 percent of the area of a **laned parcel**.
- (2) The maximum **parcel coverage** for each **parcel** containing one **Dwelling Unit** of a **Semi-detached Dwelling** or a **Rowhouse** is 90.0 percent of the area of the **parcel**.
- (3) The maximum **parcel coverage** referenced in subsection (1) and (2) 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 Front Property Line**

- 14 (1) The minimum **building setback** from a **front property line** is 1.5 metres for
- (a) a **porch**;
  - (b) a **balcony**;
  - (c) a column; or
  - (d) a post.
- (2) In all other cases, the minimum **building setback** from a **front property line** is:
- (a) 2.0 metres for a **laned parcel**; and
  - (b) 3.0 metres for a **laneless parcel**.

**Building Setback from Rear Property Line**

- 15 (1) The minimum **building setback** from a **rear property line** is:
- (a) 0.6 metres for a **laned parcel**; and
  - (b) 7.5 metres for a **laneless parcel**.
- (2) Notwithstanding section 338(4) of Bylaw 1P2007, when an attached **private garage** has a **balcony** or **deck**, the minimum setback from a **rear property line** for a **balcony** or **deck** is 0.6 metres.

**Building Setback from Side Property Line**

- 16 (1) Unless otherwise reference in subsection (2), (3) or (4), the minimum **building setback** from any **side property line** is 1.2 metres.
- (2) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 1.2 metres, provided there is no portion of a **building** located within 3.0 metres of:
- (a) the back of a **public sidewalk**; or
  - (b) the **curb** where there is no **public sidewalk**.
- (3) Eaves may project a maximum of 0.6 metres into any **side setback area**.
- (4) For **parcels** of less than 13.0 metres in width, the **building setback** required 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;
  - (b) all roof drainage from the **building** is discharged through eave troughs and downspouts onto the **parcel** on which the **building** is located; and
  - (c) Notwithstanding (3), eaves may project a maximum of 0.45 metres into the **side setback area**.

**Amenity Space**

- 17 (1) Unless otherwise referenced in subsection (4), a **porch, balcony, deck** or **patio** must not be located in the **setback area**.
- (2) Each **Dwelling Unit** of a **Semi-detached Dwelling** or a **Rowhouse** on a **laned parcel** must have an **private amenity space**:
- (a) provided for the private use of the occupants of the **Dwelling Unit**;
  - (b) that has a minimum area of 15.0 **square** metres with no dimension less than 2.0 metres; and
  - (c) in the form of a **porch, balcony, deck, patio** or **landscaped area**.
- (3) Where a **patio** is located within 4.0 metres of a **side property line** of a **parcel** containing a **Dwelling Unit** of a **Semi-detached Dwelling** or a **Rowhouse**, it must be **screened**.
- (4) A **patio** may be located in the **front setback area** or in a **setback area** on the **street** side of a **corner parcel** containing a **Dwelling Unit** of a **Semi-detached Dwelling** or a **Rowhouse**.
- (5) Section 340(1) and (2) of Bylaw 1P2007 shall not apply to **balconies**.

**Building Height**

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

**SITE 2**

7.7 hectares ± (19.03 acres ±)

**Application**

19 The provisions of Sections 20 to 37 apply to Site 2 only.

**Purpose**

20 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**

21 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**

22 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.

**Permitted Uses**

23 The following **uses** are **permitted uses** in this Direct Control District:

- (a) **Accessory Residential Building;**
- (b) **Home Based Child Care – Class 1;**
- (c) **Home Occupation – Class 1;**
- (d) **Park;**
- (e) **Protective and Emergency Services;**
- (f) **Rowhouse;**
- (g) **Semi-detached Dwelling;**
- (h) **Sign – Class A;** and
- (i) **Utilities.**

**Discretionary Uses**

24 The following **uses** are **discretionary uses** in this Direct Control District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Bed and Breakfast;**
- (d) **Community Entrance Feature;**
- (e) **Custodial Care;**
- (f) **Home Based Child Care – Class 2;**
- (g) **Home Occupation – Class 2;**
- (h) **Live Work Unit;**
- (i) **Place of Worship – Small;**
- (j) **Power Generation Facility – Small;**
- (k) **Residential Care;**
- (l) **Sign – Class B;**
- (m) **Sign – Class C;**
- (n) **Temporary Residential Sales Centre; and**

(o) **Utility Building.**

**Bylaw 1P2007 District Rules**

**25** Unless otherwise specified, the rules of the Residential - Low Density Multiple Dwelling (R-2M) District of Bylaw 1P2007 apply in this Direct Control District.

**Number of Main Residential Buildings on a Parcel**

**26** The maximum number of *main residential buildings* allowed on a *parcel* is one.

**Laned Parcel**

**27 (1)** All parcels must share a *property line* with a lane that provides vehicle access.

**(2)** A driveway must not have direct access to a *street*.

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

**Parcel Width**

**28 (1)** The minimum *parcel width* for each *parcel* containing one *unit* of a **Semi-detached Dwelling** is:

- (a) 7.2 metres for a *corner parcel*; and
- (b) 6.0 metres in all other cases.

**(2)** The minimum *parcel width* for a *parcel* containing one *unit* of a **Rowhouse** is:

- (a) 4.5 metres for a *corner parcel*; and
- (b) 3.3 metres in all other cases.

**Parcel Depth**

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

**Parcel Area**

**30** The minimum area of a *parcel* is:

- (a) 111.0 square metres for each *parcel* containing one *unit* of a **Semi-detached Dwelling**; and
- (b) 62.0 square metres for each *parcel* containing one *unit* of **Rowhouse**.

**Parcel Coverage**

**31 (1)** The maximum *parcel coverage* is 90 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 Front Property Line**

**32 (1)** Unless otherwise referenced in subsection (2), the *minimum building setback* from a *front property line* is 2.0 metres.

**(2)** The minimum *building setback* from a *front property line* is 1.5 metres for

- (a) a *porch*;
- (b) a *balcony*;

- (c) a column; or
- (d) a post.

#### **Building Setback from Rear Property Line**

- 33 (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 setback from a **rear property line** for a **balcony** or **deck** is 0.6 metres.

#### **Building Setback from Side Property Line**

- 34 (1) Unless otherwise reference in subsection (2), (3) or (4), the minimum **building setback** from any **side property line** is 1.2 metres.
- (2) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 1.2 metres, with the exception of subsection (3), provided there is no portion of a **building** located within 3.0 metres of:
- (a) the back of a **public sidewalk**; or
  - (b) the **curb** where there is no **public sidewalk**.
- (3) Eaves may project a maximum of 0.6 metres into any **side setback area**.
- (4) For **parcels** of less than 13.0 metres in width, the **building setback** required 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;
  - (b) all roof drainage from the **building** is discharged through eave troughs and downspouts onto the **parcel** on which the **building** is located; and
  - (c) Notwithstanding (3), eaves may project a maximum of 0.45 metres into the **side setback area**.

#### **Amenity Space**

- 35 (1) Each **Dwelling Unit** must have an **private amenity space**:
- (a) provided for the private use of the occupants of the **Dwelling Unit**;
  - (b) that has a minimum area of 7.0 square metres with no dimension less than 2.0 metres; and
  - (c) 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**, it must be **screened**.

#### **Development in Setback Area**

- 36 (1) Unless otherwise referenced in subsection (2), a **porch, balcony, deck** or **patio** must not be located in any **setback area**.
- (2) a **patio** may be located in the **front setback area** and in a **setback area** on the **street** side of a **corner parcel**.
- (3) Section 340(1) and (2) of Bylaw 1P2007 shall not apply to **balconies**.

### Building Height

37 The maximum **building height** is 13.0 metres.

### SITE 3

2.37 hectares ± (5.86 acres ±)

### Application

38 The provisions of Sections 39 to 55 apply to Site 3 only.

### Purpose

39 This Direct Control District is intended to accommodate low **density Rowhouses** that are attached at the rear in the **Developing Area**.

### Compliance with Bylaw 1P2007

40 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.

### General Definition

41 In this Direct Control District,

- (a) a **“parcel”** means
  - (i) the aggregate of one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a land titles office; and
  - (ii) includes a **bare land unit** created under a condominium plan.

### Defined Uses

42 In this Direct Control District,

- (a) **“Back-to-Back Rowhouse”** means a **building** that contains four or more **Dwelling Units** located side by side and fronting on a **street** where:
  - (i) each **Dwelling Unit** is attached at the rear to another **Dwelling Unit**;
  - (ii) each **Dwelling Unit** is located on an individual **parcel**;
  - (iii) each **Dwelling Unit** has a separate direct entry from **grade adjacent** to a **street**; and
  - (iv) no **Dwelling Unit** is located wholly or partially above another **Dwelling Unit**.

### Permitted Uses

43 The following **uses** are **permitted uses** in this Direct Control District:

- (a) **Accessory Residential Building**;
- (b) **Home Based Child Care – Class 1**;
- (c) **Home Occupation – Class 1**;
- (d) **Park**;
- (e) **Protective and Emergency Services**;
- (f) **Back-to-Back Rowhouse**;
- (g) **Sign – Class A**; and
- (h) **Utilities**.

### Discretionary Uses

44 The following **uses** are **discretionary uses** in this Direct Control District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Bed and Breakfast;**
- (d) **Community Entrance Feature;**
- (e) **Custodial Care;**
- (f) **Home Based Child Care – Class 2;**
- (g) **Home Occupation – Class 2;**
- (h) **Place of Worship – Small;**
- (i) **Power Generation Facility – Small;**
- (j) **Residential Care;**
- (k) **Sign – Class B;**
- (l) **Sign – Class C;**
- (m) **Temporary Residential Sales Centre; and**
- (n) **Utility Building.**

#### **Bylaw 1P2007 District Rules**

**45** Unless otherwise specified, the rules of the Residential Low Density Multiple-Dwelling (R-2M) District of Bylaw 1P2007 apply in this Direct Control District.

#### **Number of Main Residential Buildings on a Parcel**

**46** The maximum number of *main residential buildings* allowed on a *parcel* is one.

#### **Parcel Width**

**47 (1)** Unless otherwise referenced in subsection (2), the minimum *parcel width* for each *parcel* containing one **Dwelling Unit** of a **Back-to-Back Rowhouse** is 5.0 metres.

**(2)** The minimum *parcel width* for each *parcel* containing one **Dwelling Unit** of a **Back-to-Back Rowhouse** that lies adjacent to *streets* on more than one side is 6.2 metres.

#### **Parcel Area**

**48** The minimum area of a *parcel* is 70.0 square metres.

#### **Parcel Coverage**

**49** The maximum *parcel coverage* is 91.0 per cent of the area of the *parcel*, which must be reduced by 21.0 metres for each required *motor vehicle parking stall* that is not located in a *private garage*.

#### **Building Setback from Front Property Line**

**50 (1)** Unless otherwise referenced in subsection (2), the minimum *building setback* from a *front property* line is 2.0 metres.

**(2)** The minimum *building setback* from a *front property* line is 1.5 metres for

- (a) a **porch**;
- (b) a **balcony**;
- (c) a column; or
- (d) a post.

#### **Building Setback from Rear and Side Property Lines**

**51 (1)** There is no requirement for a *building setback* from a *rear property line* or *side property line* on which a party wall is located that separates two or more **Dwelling**

**Units.**

- (2) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 1.2 metres, with the exception of subsection (3), provided there is no portion of the **building** located within 3.0 metres of:
- (a) the back of the **public sidewalk**, or
  - (b) the curb where there is no **public sidewalk**
- (3) Eaves may project a maximum of 0.6 metres into any **side setback area**.

**Amenity Space**

- 52 (1) Each **Dwelling Unit** must have an **private amenity space**:
- (a) provided for the private use of the occupants of the **Dwelling Unit**;
  - (b) that has a minimum area of 7.0 square metres with no dimension less than 2.0 metres; and
  - (c) 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**, it must be **screened**.

**Development in Setback Area**

- 53 (1) Unless otherwise referenced in subsection (2), a **porch, balcony, deck** or **patio** must not be located in any **setback area**.
- (2) a **patio** may be located in the **front setback area** and in a **setback area** on the **street** side of a **corner parcel**.
- (3) Section 340(1) and (2) of Bylaw 1P2007 shall not apply to **balconies**.

**Building Height**

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

**Parking**

- 55 (1) The minimum number of **motor vehicle parking stalls** required for a **Back-to-Back Rowhouse** is 1.0 stalls.
- (2) A **Back-to-Back Rowhouse** does not require **bicycle parking stalls – class 1** and **class 2**.