

THE CITY OF CALGARY

LAND USE BYLAW 1P2007

OFFICE CONSOLIDATION

BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

11P2008	June 1, 2008	24P2011	June 27, 2011	4P2017	January 23, 2017
13P2008	June 1, 2008	27P2011	July 1, 2011	5P2017	February 13, 2017
15P2008	June 1, 2008	30P2011	July 25, 2011	13P2017	March 27, 2017
47P2008	June 1, 2008	31P2011	September 12, 2011	20P2017	May 1, 2017
48P2008	June 1, 2008	33P2011	September 19, 2011	29P2017	June 26, 2017
49P2008	June 1, 2008	35P2011	December 5, 2011	30P2017	June 26, 2017
50P2008	June 1, 2008	36P2011	December 5, 2011	37P2017	August 2, 2017
53P2008	June 1, 2008	4P2012	January 10, 2012	49P2017	September 12, 2017
54P2008	May 12, 2008	2P2012	February 6, 2012	50P2017	September 25, 2017
57P2008	June 9, 2008	9P2012	April 23, 2012	56P2017	September 25, 2017
67P2008	October 1, 2008	12P2012	May 7, 2012	24P2018	March 13, 2018
68P2008	October 6, 2008	30P2012	November 5, 2012		January 29, 2019
71P2008	December 22, 2008	32P2012	December 3, 2012	13P2018	April 2, 2018
51P2008	January 4, 2009	4P2013	March 1, 2013	16P2018	April 2, 2018
75P2008	January 4, 2009	5P2013	March 25, 2013	18P2018	April 2, 2018
1P2009	January 26, 2009	38P2013	September 2, 2013	17P2018	April 10, 2018
10P2009	April 21, 2009	44P2013	December 2, 2013	25P2018	April 24, 2018
17P2009	June 1, 2009	7P2014	April 14, 2014	39P2018	June 11, 2018
28P2009	July 13, 2009	33P2013	June 9, 2014	40P2018	June 25, 2018
31P2009	September 14, 2009	13P2014	June 9, 2014	26P2018	July 30, 2018
41P2009	October 13, 2009	15P2014	June 9, 2014	51P2018	August 6, 2018
32P2009	December 14, 2009	11P2014	June 19, 2014	52P2018	August 7, 2018
46P2009	December 14, 2009	24P2014	October 27, 2014	67P2018	September 25, 2018
38P2009	December 15, 2009	37P2014	December 22, 2014	61P2018	October 9, 2018
3P2010	March 1, 2010	5P2015	March 9, 2015	62P2018	October 9, 2018
11P2010	April 19, 2010	13P2015	May 13, 2015	83P2018	December 10, 2018
14P2010	May 17, 2010	26P2015	September 1, 2015	10P2019	January 29, 2019
26P2010	May 17, 2010	40P2015	November 9, 2015	32P2019	April 29, 2019
12P2010	June 7, 2010	43P2015	November 9, 2015	33P2019	April 29, 2019
19P2010	June 7, 2010	45P2015	December 8, 2015	35P2019	April 29, 2019
23P2010	June 7, 2010	15P2016	April 22, 2016	42P2019	June 10, 2019
32P2010	July 26, 2010	22P2016	May 2, 2016	46P2019	July 1, 2019
34P2010	August 19, 2010	23P2016	May 24, 2016	76P2019	November 18, 2019
39P2010	November 22, 2010	27P2016	June 13, 2016	77P2019	November 18, 2019
7P2011	January 10, 2011	29P2016	June 13, 2016	32P2020	July 27, 2020
13P2011	February 7, 2011	28P2016	June 14, 2016	48P2020	November 3, 2020
21P2011	June 20, 2011	43P2016	November 21, 2016	6P2021	January 18, 2021

BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

27P2021	June 21, 2021
	July 5, 2021
28P2021	December 21, 2021
46P2021	July 28, 2021
20P2022	March 29, 2022
44P2022	July 26, 2022
34P2022	August 15, 2022
66P2022	December 20, 2022
56P2022	January 2, 2023
28P2023	May 16, 2023
34P2023	June 20, 2023
2H2023	June 20, 2023
65P2023	September 19, 2023
17P2024	April 9, 2024
21P2024	May 14, 2024
	<i>Portions of this bylaw take effect on different dates, which are only consolidated once in force.</i>
78P2024	October 8, 2024
21P2024	January 1, 2025
48P2025	June 10, 2025
58P2025	September 10, 2025
59P2025	September 10, 2025
60P2025	September 10, 2025
61P2025	September 10, 2025
62P2025	September 10, 2025
63P2025	September 10, 2025

NOTE:

Amending Bylaw numbers are located in the text of this document to identify that a change has occurred in a Section, Subsection or Clause. Amending Bylaws should be consulted for detailed information. Where the amendment corrected spelling, punctuation or type face, the amending bylaw number has not been noted in the document.

This document is consolidated for convenience only. The official Bylaw and all amendments thereto are available from the City Clerk and should be consulted in interpreting and applying this Bylaw.

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- (iv) flatbed truck; or
 - (v) tractor, trailer, or tractor trailer combination.
- (82) “**light fixture**” means a lighting module that has one or more luminaires and luminaire holders.
- (83) “**loading stall**” means an area to accommodate a vehicle while being loaded or unloaded.
- (83.1) “**local food sales**” means the temporary sale of locally grown and made food that does not include permanent structures. 33P2019
- (84) “**low density residential district**” means any one or more of the land use districts described in Part 5.
- (85) “**low water irrigation system**” means an automated underground irrigation system which includes:
 - (a) a rain sensor or a soil moisture sensor;
 - (b) a flow sensor for leak detection; and
 - (c) a master valve to secure the system if a leak is detected.
- (86) “**LRT corridor**” means a **street**, **parcel** or railroad right-of-way used for a light rail transit system.
- (87) “**LRT platform**” means a platform used for embarking and disembarking light rail transit passengers.
- (88) “**LRT station**” means a light rail transit station.
- (89) “**main residential building**” means a **building** containing one or more **Dwelling Units** but does not include a **Backyard Suite**. 12P2010, 24P2014
- (90) “**major street**” means a **street** identified as a Street in the Transportation Bylaw. 9P2012
- (90.1) *deleted* 7P2014, 25P2018
- (90.2) “**mixed use district**” means any one or more of the land use districts described in Part 14. 20P2017
- (90.3) *deleted* 56P2022, 61P2025
- (91) “**modular construction**” means a method of constructing whereby most of the parts of a **building** have been constructed in an off-site manufacturing facility and transported to a **parcel** where the parts are assembled and anchored to a permanent foundation.

- (a) refuse to approve the **development permit** application; or
- (b) approve the **development permit** application and grant a relaxation of the requirement or rule to which the proposed **use** does not conform.

Test for a Relaxation

31 The **Development Authority** may approve a **development permit** application for a **permitted use** where the proposed **development** does not comply with all of the applicable requirements and rules of this Bylaw if, in the opinion of the **Development Authority**:

- (a) the proposed **development** would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring properties; and
- (b) the proposed **development** conforms with a **use** prescribed by this Bylaw for that land or **building**.

Use Area Relaxation

27P2021

32 Where the **Development Authority** is considering an application for a relaxation of a **use area** or a **public area** restriction, the **Development Authority** must consider the test in section 31 of this Part and:

- (a) the purpose of the District;
- (b) whether granting the relaxation would make the proposed **development** incompatible with existing **developments** or **uses**;
- (c) proximity of the proposed **development** to **residential districts**; and
- (d) sound planning principles.

Conditions

33 The **Development Authority** may, as a condition of approving a **development permit** for a **permitted use** that does not comply with all of the applicable requirements and rules of this Bylaw:

5P2013

- (a) impose the conditions referenced in section 28 of this part; and
- (b) require the applicant to conform to a higher standard than required by the applicable rules if, in the opinion of the **Development Authority**, conformance to a higher standard will off-set any impact of granting the relaxation.

Notification of Decision

58P2025

34 (1) After approving a **development permit** application for a **permitted use** that does not comply with all the applicable requirements and rules of this Bylaw, the **Development Authority** must:

- (a) publish a notice online for the public stating the location and **use** of the **parcel** for which the application has been approved; and 83P2018, 58P2025
- (b) endorse the **development permit** as of the date of the decision, but must not release the permit to the applicant:
 - (i) before the appeal period to the **Appeal Body** referred to in the *Municipal Government Act* has expired; or 54P2008, 16P2018, 58P2025
 - (ii) in the case of an appeal to the **Appeal Body**, until such time as the appeal has been fully dealt with by the **Appeal Body**, or the Alberta Court of Appeal in the case of an appeal or leave to appeal of a decision of the **Appeal Body**, or the appeal has been withdrawn or abandoned. 27P2021
- (2) After refusing a **development permit** application for a **permitted use** that does not comply with all of the applicable requirements and rules of this Bylaw, the **Development Authority** must provide written notification of the decision and the reasons for it to the applicant.

- (i) a pedestrian walkway system to serve the **development**; or
 - (ii) pedestrian walkways to connect the pedestrian walkway system serving the **development** with a pedestrian walkway system that serves or is proposed to serve an **adjacent development**; or
 - (iii) both (i) and (ii).
 - (c) to install or pay for installation of public utilities, other than telecommunications systems or works, that are necessary to serve the **development**;
 - (d) to construct or pay for the construction of:
 - (i) off-street or other parking facilities; and
 - (ii) loading and unloading facilities.
 - (e) to pay an off-site levy or redevelopment levy; and
 - (f) to give security to ensure that the terms of the agreement under this section are carried out.
- (3) The **Development Authority** may, as a condition of issuing of a **development permit** for a **discretionary use** on a **parcel adjacent** to a **freight rail corridor**. 51P2018
- (a) require additional information as necessary to mitigate the impact of a potential train derailment and noise impact associated with freight rail operations; and
 - (b) require the mitigation identified in subsection (a) to be incorporated into the **development** for the life of the **development**.

Notification of Decision for Discretionary Use Application

- 39 (1) After approving a **development permit** application for a **discretionary use**, the **Development Authority** must:
- (a) publish a notice online for the public stating the location and **use** of the **parcel** for which the application has been approved; and 83P2018,
46P2019
 - (b) endorse the **development permit** as of the date of the decision, but must not release the permit to the applicant:
 - (i) before the appeal period to the **Appeal Body** referred to in the *Municipal Government Act* has expired; or 16P2018,
58P2025

- (c) In the case of an appeal or leave to appeal to the Court of Appeal, the date the judgement roll or decision of the court is filed with the Court of Appeal allowing the **development** to proceed pursuant to an approved **development permit**. 41P2009
- (8) The **General Manager** may grant a request to extend the date before which **development** must commence as specified in this Land Use Bylaw or any previous bylaw governing land use within the **City** provided: 31P2009
29P2017
- (a) the **development permit** is not for a change of **use**, a change of intensity of **use** or both;
 - (b) no more than two extensions are granted for any **development permit**;
 - (c) the length of any extension is up to two years;
 - (d) the request is made in writing on a form approved by the **General Manager** and must be submitted with the fee as prescribed by resolution of **Council**; and
 - (e) the request is granted prior to the **development permit** lapsing.
- (8.1) *deleted* 32P2019, 63P2025
- (8.2) *deleted* 32P2019, 63P2025
- (9) When **development** has not commenced in accordance with this section the **development permit** lapses. 31P2009

Commencement of Construction

- 45 The approval of a **development permit** application and the release of a **development permit** does not authorize construction to either commence or continue except in conjunction with all other required permits.

15P2008,
48P2020,
27P2021,
62P2025

204 “Health Care Service”

62P2025

- (a) means a **use** that provides physical and mental health services for both inpatient and outpatient care. Services may be preventative, diagnostic, treatment, therapeutic, rehabilitative, or counselling nature;
- (b) may only involve the following activities when located in the M-H1, M-H2, M-H3, M-X1, M-X2, I-R, S-URP Districts:
 - (i) counselling;
- (b.1) allows for the recovery from surgical services or other medical treatment which may include overnight stays where the **use**:
 - (i) is not located within those areas identified in the Calgary International Airport Vicinity Protection Area Regulation as falling within Noise Exposure Forecast contours 30-40+; and
 - (ii) does not include emergency, intensive, or long-term care
- (c) is a **use** within the Care and Health Group in Schedule A to this Bylaw;
- (d) does not require **bicycle parking stalls – class 1**; and
- (e) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

205 “Health Services Laboratory – Without Clients”

13P2008

- (a) means a **use**:
 - (i) where any of the following activities occur:
 - (A) bodily samples are tested;
 - (B) medical assessments and research are conducted; or
 - (C) prosthetics, dental aids or medical devices are serviced; and
 - (ii) where no members of the public visit the **use** for any reason;
- (b) is a **use** within the Industrial Support Group in Schedule A to this Bylaw;
- (c) must not create electronic interference which would be considered objectionable, outside of the **use**;
- (d) *deleted*

48P2020

- (c) must not have any openings, except emergency exits, loading bay doors or non-opening windows, on a façade that faces a **residential district** or abuts a **lane** separating the **parcel** from a **residential district**, or a C-N1, C-N2, C-COR1 District;
- (d) must not have an exterior entrance located on a façade that faces a **residential district**, unless that façade is separated from the **residential district** by an intervening **street**;
- (e) must not have a **public area** greater than 75.0 square metres where the **use** shares a **property line** with, or is only separated by an intervening **lane** from a **residential district**, or a C-N1, C-N2, C-COR1 District;
- (f) *deleted*
- (g) does not require **bicycle parking stalls – class 1**; and
- (h) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

48P2020

10P2009, 39P2010,
21P2011, 4P2012,**308 “Special Function – Class 1”**

- (a) means a **use** where temporary structures are erected on a **parcel**:
 - (i) that allow for an educational, recreational, sporting, social, and worship event that includes, but is not limited to a wedding, circus, birthday, neighbourhood activation, trade show and ceremony; or
 - (ii) that allow an existing approved **use** to expand within the **parcel** that includes, but is not limited to a grand opening, customer appreciation event, staff appreciation event and sale;
- (b) means a **use** that may allow for the provision of entertainment or the sale and consumption of liquor but does not include a **Special Function – Class 2**;
- (c) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (d) may only be located on a **parcel**, excluding the time used to erect and dismantle the temporary structures, for a maximum of:
 - (i) 60 consecutive days; and
 - (ii) 120 cumulative days in a calendar year;
- (e) has a maximum height for covered temporary structures of one **storey**;
- (f) may be temporarily located on any part of the **parcel**, other than a **corner visibility triangle**;

9P2012, 62P2025

32P2020

- (c) **Community Entrance Feature;**
- (d) **Custodial Care;**
- (d.1) *deleted* 17P2009
28P2021
- (e) **Home Occupation – Class 2;**
- (f) **Place of Worship – Small;**
- (g) **Power Generation Facility – Small;**
- (h) **Residential Care;**
- (i) *deleted* 12P2010
- (i.1) *deleted* 12P2010, 24P2014
- (i.2) *deleted* 12P2010, 24P2014
- (j) **Sign – Class B;**
- (k) **Sign – Class C;**
- (k.1) **Sign – Class D;** 71P2008
- (l) **Sign – Class E;**
- (m) **Single Detached Dwelling;**
- (n) **Temporary Residential Sales Centre;**
- (o) **Townhouse;** and
- (p) **Utility Building.**
- (3) The following is an additional ***discretionary use*** if located within an existing approved ***building*** and there is a maximum of one ***main residential building*** on the ***parcel***: 60P2025
 - (a) **Child Care Service.**

Rules

- 492** In addition to the rules in this District, all ***uses*** in this District must comply with:
- (a) the General Rules for Low Density Residential Land Use Districts referenced in Part 5, Division 1;
 - (b) the Rules Governing All Districts referenced in Part 3; and
 - (c) the applicable Uses And Use Rules referenced in Part 4.

Density

13P2008, 7P2011

- 493** The maximum ***density*** for a ***parcel*** designated Residential – Low Density Multiple Dwelling District is:

- (a) 50 ***units*** per hectare for **Rowhouse Buildings**; 24P2014

- (e) **School – Private**; and
 - (f) **Service Organization**.
- (4) The following **uses** are additional **discretionary uses** on a **parcel** that has a **building** used or previously used as **School Authority – School**: 21P2024
- (a) **Food Kiosk**;
 - (b) **Indoor Recreation Facility**;
 - (c) **Outdoor Recreation Area**;
 - (d) **Park Maintenance Facility – Large**; and
 - (e) **Park Maintenance Facility – Small**.
- (5) The following **uses** are additional **discretionary uses** on a **parcel** that has an existing building used as a **Place of Worship – Large** or **Place of Worship – Medium** provided any new **development** proposed does not result in the increase of any **assembly area**: 21P2024
- (a) **Place of Worship – Large**; and
 - (b) **Place of Worship – Medium**.
- (6) The following is an additional **discretionary use** if located within an existing approved **building**: 60P2025
- (a) **Child Care Service**.

Permitted and Discretionary Uses for Parcels Designated R-CGex

527.1 Deleted

21P2024

of the **adjacent parcel** registers, against both titles, a private access easement:

- (a) where the width of the easement, in combination with the reduced **building setback**, must be at least 3.0 metres; and
 - (b) that provides unrestricted vehicle access to the rear of the **parcel**.
- (8) Unless otherwise referenced in subsection (9), on a **laned parcel** the minimum **building setback** from a **side property line** for a **private garage** attached to a **main residential building** is 0.6 metres.
- (9) On a **laned parcel**, the minimum **building setback** for a **private garage** attached to a **main residential building** that does not share a **side** or **rear property line** with a **street** may be reduced to zero metres where the wall of the portion of the **building** that contains the **private garage** is constructed of maintenance-free materials and there is no overhang of eaves onto an **adjacent parcel**.

15P2016,
62P2018
56P2022

Building Setback from Rear Property Line

- 540 (1) Unless otherwise referenced in subsection (2) the minimum **building setback** from a **rear property line** is 7.5 metres.
- (2) On a **laned** or **corner parcel**, the minimum **building setback** from a **rear property line** is 1.2 metres.

62P2018,
59P2025

Fences for Rowhouse Buildings

- 540.1 (1) For a **Rowhouse Building**, the height of a **fence** above **grade** at any point along a **fence** line must not exceed:
- (a) 1.2 metres for any portion of a **fence** extending between the foremost front façade of the immediately adjacent **main residential building** and the **front property line**;
 - (b) 2.0 metres in all other cases; and
 - (c) 2.5 metres at the highest point of a gate that is not more than 2.5 metres in length.

15P2016,
62P2018,56P2022

Building Height

- 541 (1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum **building height** is 11.0 metres measured from **grade**.
- (2) Where a **building setback** is required from a **property line** shared with another **parcel** designated with a **low density residential district**, the M-CG or H-GO District the maximum **building height**:
- (a) is the greater of:
 - (i) the highest geodetic elevation of a **main residential building** on the adjoining **parcel**; or

BOWNESS	GARRISON GREEN	MONTGOMERY	SPRUCE CLIFF
BRAESIDE	GARRISON WOODS	MOUNT PLEASANT	ST. ANDREWS HEIGHTS
BRENTWOOD	GLAMORGAN	NORTH GLENMORE PARK	SUNALTA
BRIDGELAND/ RIVERSIDE	GLENBROOK	NORTH HAVEN	SUNALTA WEST
BRITANNIA	GLENDALE	NORTH HAVEN UPPER	SUNNYSIDE
CAMBRIAN HEIGHTS	GREENVIEW	OAKRIDGE	THORNCLIFFE
CANYON MEADOWS	HAYSBORO	OGDEN	TUXEDO PARK
CAPITOL HILL	HIGHLAND PARK	PALLISER	UNIVERSITY DISTRICT
CHARLESWOOD	HIGHWOOD	PARKDALE	UNIVERSITY HEIGHTS
CHINATOWN	HILLHURST	PARKHILL	UPPER MOUNT ROYAL
CHINOOK PARK	HOUNSFIELD HEIGHTS/ BRIAR HILL	POINT MCKAY	VARSITY
CLIFF BUNGALOW	HUNTINGTON HILLS	PUMP HILL	VISTA HEIGHTS
COLLINGWOOD	INGLEWOOD	QUEENS PARK VILLAGE	WEST HILLHURST
CRESCENT HEIGHTS	KELVIN GROVE	RAMSAY	WESTGATE
CURRIE BARRACKS	KILLARNEY/ GLENGARRY	RENFREW	WILDWOOD
DALHOUSIE	KINGSLAND	RICHMOND	WILLOW PARK
DOWNTOWN COMMERCIAL CORE	LAKE BONAVISTA	RIDEAU PARK	WINDSOR PARK
DOWNTOWN EAST VILLAGE	LAKEVIEW	ROSEDALE	WINSTON HEIGHTS/ MOUNTVIEW

- (3) Notwithstanding subsection (1), and (2) the minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 0.5 stalls per unit or suite for development within 600.0 metres of an existing LRT platform or BRT bus stop.

21P2024

546.1 *deleted*

56P2022, 21P2024, 61P2025

Bicycle Parking Stalls

56P2022, 21P2024,
61P2025

546.2 (1) The minimum number of **bicycle parking stalls – class 1** is calculated based on the sum of all **units** and **suites** at a rate of 1.0 stall per **unit** or **suite** where a **unit** or **suite** is not provided a **motor vehicle parking stall** located in a **private garage**.

21P2024

(2) Notwithstanding subsection (1), there is no requirement for a **bicycle parking stall – class 1** for **parcels** with two or less **Dwelling Units**.

Waste, Recycling and Organics

56P2022

546.3 For **developments** of three or more **units**, garbage, recycling, and organics must be stored in a **screened** location approved by the **Development Authority**.

- (h) **Rowhouse Building;**
- (i) **Secondary Suite;**
- (j) **Semi-detached Dwelling;**
- (k) **Sign – Class A;**
- (l) **Single Detached Dwelling; and**
- (m) **Utilities.**

Discretionary Uses

547.2 (1) The following *uses* are **discretionary uses** in the Residential – Low Density Mixed Housing District:

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

(2) The following is an additional **discretionary use** if located within an existing approved **building**:

- (a) **Child Care Service.**

Permitted and Discretionary Uses for Parcels Designated R-Gm

547.3 (1) *Parcels* designated R-Gm have the same **permitted uses** referenced in section 547.1 with the exception of:

- (a) **Single Detached Dwelling.**

- (i) a 0.30 metre eave encroachment easement with the requirement that the eaves must not be closer than 0.90 metres to the eaves on a **building** on an **adjacent parcel**; and
 - (ii) a 0.60 metre footing encroachment easement; and
 - (b) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the parcel on which the **building** is located.
- (5.1) For a **parcel** containing a **Single Detached Dwelling** one **building setback** from a **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, private maintenance easements with a minimum combined width of 1.5 metres;
 - (b) eaves are setback a minimum of 0.45 metres from any **property line**; and
 - (c) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.
- (6) 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

- 547.12 (1) Unless otherwise referenced in subsections (2), (3) or (4) the minimum **building setback** from a **rear property line** is 7.5 metres.
- (2) On a **laneless parcel** the minimum **building setback** from a **rear property line** is 5.0 metres where all the required **motor vehicle parking** stalls for a **Duplex Dwelling, Semi-detached Dwelling, Single Detached Dwelling** or **Rowhouse Building** are provided in a **private garage**. 59P2025
 - (3) The minimum **building setback** from a **rear property line** shared with a **carriage house lot** is 1.2 metres where all the required **motor vehicle parking** stalls for a **Duplex Dwelling, Semi-detached Dwelling, Single Detached Dwelling** or **Rowhouse Building** are provided in a **private garage**. 59P2025
 - (4) On a **laned parcel** the minimum **building setback** from a **rear property line** shared with a **lane** is 0.6 metres where all the required **motor vehicle parking** stalls for a **Duplex Dwelling, Semi-detached Dwelling, Single Detached Dwelling** or **Rowhouse Building**: 59P2025
 - (a) are provided in a **private garage**; and
 - (b) have direct, individual access to the **lane**.

Bicycle Parking Stall Requirements in Multi-Residential Development

56P2022

559 The minimum number of **bicycle parking stalls** is calculated based on the sum for all **units** and **suites** where the rate is:

- (a) 0.5 **bicycle parking stall – class 1** per **unit**; 61P2025
- (b) 0.5 **bicycle parking stall – class 1** per **suite**; and 61P2025
- (c) 0.1 **bicycle parking stalls – class 2** per **unit** for **developments** of 20 **units** or more, with a minimum of 2.0 stalls.

Reduction for Transit Supportive Multi-Residential Development47P2008,
56P2022

560 The required number of **motor vehicle parking stalls** in section 558 is reduced by 25.0 per cent for a **development** on a **parcel** located within:

- (a) 600.0 metres of an existing or approved capital funded **LRT platform**;
- (b) 400.0 metres of an existing or approved capital funded **BRT station**; or
- (c) 200.0 metres of **primary transit service**.

Parking Maximums Close to LRT Stations

561 Where a **building** contains three or more **units** with shared entrance facilities in a **Multi-Residential Development** and **Multi-Residential Development – Minor** located on a **parcel** within 600.0 metres of an existing or approved Capital funded **LRT Platform**, the maximum number of **motor vehicle parking stalls** is:

47P2008, 1P2009

- (a) 1.5 stalls per **Dwelling Unit** for resident parking in Area 1 of the “Parking Areas Map”, as illustrated on Map 7; and
- (b) 1.25 stalls per **Dwelling Unit** for resident parking in Area 2 of the “Parking Areas Map”, as illustrated on Map 7.

Gated Access

572 A gate must not be located across a *private condominium roadway*.

Single Detached, Semi-Detached, Duplex Dwellings, Secondary Suites and Backyard Suites

46P2009, 12P2010
24P2014, 56P2022,
59P2025

573 Any of the following uses must comply with the rules of the R-CG District that apply to such *development*:

- (a) **Accessory Residential Building** that is not combined with a **Multi-Residential Development**;
- (b) **Backyard Suite**;
- (c) **Duplex Dwelling**;
- (d) **Secondary Suite** that is not combined with a **Multi-Residential Development**;
- (e) **Semi-detached Dwelling**; or
- (f) **Single Detached Dwelling**.

56P2022, 59P2025

Parcel Access

574 All *developments* must comply with the *Controlled Streets Bylaw*.

Commercial Multi-Residential Uses

575 Where “*commercial multi-residential uses*” are referred to in this Part, they include only those *commercial multi-residential uses* that are specifically listed in the M-H1, M-H2, M-H3, M-X1 and M-X2 Districts.

- (b) **Food Kiosk;**
 - (c) **Indoor Recreation Facility;**
 - (d) **Outdoor Recreation Area;**
 - (e) **Park Maintenance Facility – Large;** and 34P2010
 - (f) **Park Maintenance Facility – Small.**
- (4) The following *uses* are additional **discretionary uses** in the Centre City Multi-Residential High Rise District if they are located on a *parcel* that is used or was previously used as **Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling**:
- (a) **Backyard Suite;** 24P2014
 - (a.1) **Duplex Dwelling;** 24P2014
 - (b) **Secondary Suite;**
 - (c) *deleted* 24P2014
 - (d) *deleted* 24P2014
 - (e) **Semi-detached Dwelling;** and
 - (f) **Single Detached Dwelling.**
- (5) The following *uses* are additional **discretionary uses** on a *parcel* that has an existing *building* used as a **Place of Worship – Large** or **Place of Worship – Medium** provided any new *development* proposed does not result in the increase of any *assembly area*: 22P2016
- (a) **Place of Worship – Large;** and
 - (b) **Place of Worship – Medium.**

Rules

1125 In addition to the rules in this District, all *uses* in this District must comply with:

- (a) the General Rules for Centre City Multi-Residential Land Use Districts referenced in Part 11, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

Floor Area Ratio

- 1126** (1) The maximum *floor area ratio* is 5.0.
- (2) The maximum *floor area ratio* may be increased in accordance with the bonus provisions contained in Part 11, Division 7.
- (3) Unless otherwise referenced in subsections (1) to (2), where a *development* provides *units* with three or more bedrooms in the form of **Assisted Living, Dwelling Units, Live Work Units** or **Multi-Residential Development**, the *Development Authority* may exclude the three or more bedroom units from the *floor area ratio* calculation, up to a maximum of 15 per cent of the total units in the *development*. 17P2924, 63P2025

District that has a **building** used or previously used as a **School Authority – School**:

- (a) **Community Recreation Facility**;
- (b) **Food Kiosk**;
- (c) **Indoor Recreation Facility**;
- (d) **Outdoor Recreation Area**;
- (e) **Park Maintenance Facility - Large**; and
- (f) **Park Maintenance Facility – Small**.

44P2013

34P2010

- (6) The following **uses** are additional **discretionary uses** in the Centre City Multi-Residential High Rise Support Commercial District if they are located on a **parcel** that is used or was previously used as **Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling**:

24P2014

24P2014

24P2014

24P2014

- (a) **Backyard Suite**;
- (a.1) **Duplex Dwelling**;
- (b) **Secondary Suite**;
- (c) *deleted*
- (d) *deleted*
- (e) **Semi-detached Dwelling**; and
- (f) **Single Detached Dwelling**.

Rules

1135 In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Centre City Multi-Residential Land Use Districts referenced in Part 11, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

Maximum Floor Area Ratio

1136 (1) The maximum **floor area ratio** is 5.0.

(2) The maximum **floor area ratio** may be increased in accordance with the bonus provisions contained in Part 11, Division 7.

(3) Unless otherwise referenced in subsections (1) to (2), where a **development** provides **units** with three or more bedrooms in the form of **Assisted Living, Dwelling Units, Live Work Units or Multi-Residential Development**, the **Development Authority** may exclude the three or more bedroom units from the **floor area ratio** calculation, up to a maximum of 15 per cent of the total units in the **development**.

17P2924,
63P2025

Setback Area

1137 The depth of all **setback areas** must be equal to the minimum **building setback** required in section 1138.

Rules

1165 In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Centre City Commercial Land Use Districts referenced in Part 11, Division 4;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

Floor Area Ratio

2P2012

1166 (1) For **developments** located west of MacLeod Trail SE the maximum **floor area ratio** is:

- (a) for **parcels** between 12 and 13 Avenue and West of 1 Street SE:
 - (i) 3.0 for **uses** referenced in sections 1163 and 1164; or
 - (ii) 5.0 for **Assisted Living, Dwelling Unit, Live Work Unit, Multi-Residential Development and Hotel uses**
- (b) for **parcels** between 15 and 17 Avenue and west of 1 Street SE is 3.0;
- (c) for all other **parcels**:
 - (i) 5.0; or
 - (ii) The maximum **floor area ratio** in subsection (i) may be increased by a **floor area ratio** of 3.0 when this additional floor area is used for **Assisted Living, Dwelling Unit, Live Work Unit, Multi-Residential Development and Hotel uses**.

5P2013

(2) For **developments** located east of Macleod Trail SE the maximum **floor area ratio** is:

35P2019

- (a) 7.0 for the **parcels** SW-14-24-1-5 and Plan 0716155 Area B;
- (b) for **parcels** between the CPR tracks and 11 Avenue and Olympic Way and 6 Street SE:
 - (i) 5.0 for **uses** referenced in sections 1163 and 1164; or
 - (ii) the maximum **floor area ratio** in subsection (i) may be increased by a **floor area ratio** of 3.0 when this additional floor area is used for **Assisted Living, Dwelling Unit, Live Work Unit, Multi-Residential Development and Hotel uses**; and
- (c) 5.0 for all other **parcels**.

(3) The maximum **floor area ratio** referenced in (1) and (2) may be increased in accordance with the bonus provisions contained in Part 11, Division 7.

(4) Unless otherwise referenced in subsections (1) to (3), where a **development** provides **units** with three or more bedrooms in the form of **Assisted Living, Dwelling Units, Live Work Units or Multi-Residential Development**, the **Development Authority** may exclude the three or more bedroom units from the **floor area ratio** calculation, up to a maximum of 15 per cent of the total units in the **development**.

17P2025,
63P2025

Floor Area Ratio

- 1183** (1) For **developments** that do not contain **Dwelling Units**, the maximum **floor area ratio** is 3.0.
- (2) For **developments** containing **Dwelling Units**, the maximum **floor area ratio** is:
- (a) 3.0; or
 - (b) 3.0, plus the **gross floor area** of **Dwelling Units** above the ground floor, up to a maximum **floor area ratio** of 5.0.
- (3) The maximum **floor area ratio** may be increased in accordance with the bonus provisions contained in Part 11, Division 7.
- (4) Unless otherwise referenced in subsections (1) to (3), where a **development** provides **units** with three or more bedrooms in the form of **Assisted Living, Dwelling Units, Live Work Units** or **Multi-Residential Development**, the **Development Authority** may exclude the three or more bedroom units from the **floor area ratio** calculation, up to a maximum of 15 per cent of the total units in the **development**.

17P2024,
63P2025

Building Height

- 1184** There is no maximum **building height**.

Building Orientation

- 1185** (1) The main **public entrance** to a **building** must face the **property line** shared with a commercial **street**.
- (2) Each at **grade use** facing a **street** must have an individual, direct access to the **use** from the **building** exterior and such access must face the **street**.
- (3) Lobbies or entrances for upper floor **uses** must not occupy more than 20% of the at **grade** façade facing a **street**. For **laneless parcels**, portions of façades dedicated to underground parking and loading entrances must not be included as part of the at **grade** façade for the purposes of this rule.
- (4) For **laned parcels**, no motor vehicle access, **motor vehicle parking stalls, loading stalls**, garbage facilities, parkade access/egress or parkade venting may be located between the **street** and an at **grade use**.

Building Façade

- 1186** (1) The length of the **building** façade that faces the commercial **street** must be a minimum of 80.0 per cent of the length of the **property line** it faces.
- (2) In calculating the length of the **building** façade, the depth of any required **rear** or **side setback areas** referenced in sections 1191 and 1192 will not be included as part of the length of the **property line**.

- (c) **Home Based Child Care – Class 1;**
- (d) **Home Occupation – Class 1;**
- (e) **Park;**
- (f) **Protective and Emergency Service;**
- (g) **Secondary Suite;**
- (h) **Sign – Class A; and**
- (i) **Utilities.**

Discretionary Uses

1388 (1) The following uses are discretionary uses in the Housing – Grade Oriented District:

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

60P2025

(2) The following is an additional **discretionary use** if located within an existing approved **building**:

- (a) **Child Care Service.**

Rules

1389 In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the Rules Governing All Districts referenced in Part 3; and
- (b) the applicable Uses and Use Rules referenced in Part 4.

Floor Area Ratio

1390 The maximum **floor area ratio** is 1.5.

At Grade Orientation of Units

- 1391** (1) All **units** must provide individual, separate, direct access to **grade**.
- (2) **Units** with an exterior wall facing a **street** must provide:
- (a) an entrance that is visible from the **street**; and
 - (b) sidewalks that provide direct exterior access to the **unit**.

Parcel Coverage

- 1392** (1) Unless otherwise referenced in subsection (2), the maximum cumulative **building coverage** over all the **parcels** subject to a single **development permit** containing one or more **Dwelling Units** is:
- (a) 45.0 per cent of the area of the **parcels** subject to a single **development permit** for a **development** with a **density** of less than 40 **units** per hectare;
 - (b) 50.0 per cent of the area of the **parcels** subject to a single **development permit** for a **development** with a **density** 40 **units** per hectare or greater and less than 50 **units** per hectare;
 - (c) 55.0 per cent of the area of the **parcels** subject to a single **development permit** for a **development** with a **density** of 50 **units** per hectare or greater and less than 60 **units** per hectare; or
 - (d) 60.0 per cent of the area of the **parcels** subject to a single **development permit** for a **development** with a **density** of 60 **units** per hectare or greater.
- (2) The maximum **parcel coverage** referenced in subsection (1), must be reduced by: 59P2025
- (a) 21.0 square metres where one **motor vehicle parking stall** is required on a **parcel** that is not located in a **private garage**; and
 - (b) 19.0 square metres for each required **motor vehicle parking stall** that is not located in a **private garage** where more than one **motor vehicle parking stall** is required on a **parcel**.
- (3) In all other cases, the maximum **parcel coverage** is 45.0 per cent.

Building Depth and Separation

- 1393** (1) Unless otherwise referenced in subsections (2) and (3) the maximum **building depth** is 65.0 per cent of the **parcel depth** for a **building** containing a **unit**.

- (b) 3.0 metres to any eaveline, when measured from the finished floor of the **building**.
- (3) Notwithstanding section 1396, for an **Accessory Residential Building**, unless otherwise referenced in subsection (4), the minimum **building setback** from a side **property line** that is not shared with a **street** is 0.6 metres.:
- (4) Notwithstanding section 1398, an **Accessory Residential Building** may be located in a **setback area** from another **parcel** where:
 - (a) the **Accessory Residential Building** is less than 10.0 square metres **gross floor area**; or
 - (b) the wall of the **Accessory Residential Building** is constructed of maintenance-free materials and there is no overhang of eaves onto an **adjacent parcel**.

Landscaping Requirements

- | | | |
|-------|--|---------|
| 1402 | <ul style="list-style-type: none"> (1) For developments of three units or more, landscaped areas must be provided in accordance with a landscape plan approved by the Development Authority. | 59P2025 |
| (1.1) | For developments of two units or less, the General Landscape Rules of Section 346.1 apply. | 59P2025 |
| (2) | All areas of a parcel , except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls , garbage facilities, or any purpose allowed by the Development Authority , must be a landscaped area . | |
| (3) | All setback areas adjacent to a street , except for those portions specifically required for motor vehicle access, must be a landscaped area . | |
| (4) | Amenity space provided outdoors at grade must be included in the calculation of a landscaped area . | |
| (5) | Any part of the parcel used for motor vehicle access, motor vehicle parking stalls, loading stalls and garbage or recycling facilities must not be included in the calculation of a landscaped area . | |
| (6) | A minimum of 30.0 per cent of the landscaped area must be covered with soft surfaced landscaping . | |
| (7) | All soft surfaced landscaped area must be irrigated by an underground irrigation system, unless otherwise provided by a low water irrigation system . | |
| (8) | Mechanical systems or equipment that are located outside of a building must be screened . | |
| (9) | The landscaped areas shown on the landscape plan approved by the Development Authority must be maintained on the parcel for so long as the development exists. | |

Visibility Setback

- 1408** Within a **corner visibility triangle**, **buildings**, **fences**, finished **grade** of a **parcel** and vegetation must not be located between 0.75 metres and 4.60 metres above the lowest elevation of the **street**.

Decks and Patios

- 1409** (1) The height of a **deck** must not exceed 1.5 metres above **grade** at any point.
- (2) A **privacy wall** located on a **deck** or **patio**:
- (a) must not exceed 2.0 metres in height when measured from the surface of the **deck** or **patio**; and
 - (b) must not be located between the foremost front façade of the **main residential building** and the **front property line**.
- (3) The maximum height for an **Accessory Residential Building** is 5.0 metres measured from **grade**.

Balconies

- 1410** (1) Unless otherwise referenced in subsection (2), an open **balcony** must not project more than 1.85 metres from the **building** façade to which it is attached.
- (2) Where a **balcony** is located on the roof of the first or second **storey** and does not overhang any façade of the **storey** below the maximum area is equal to 50.0 per cent of the horizontal cross section of the **storey** below.

Motor Vehicle Parking Stalls

- 1411** The minimum number of **motor vehicle parking stalls** is calculated based on the sum of all **units** and **suites** at a rate of 0.5 stalls per **unit** or **suite**.

61P2025

Mobility Storage

- 1412** *deleted*

61P2025

Bicycle Parking Stalls

- 1413** The minimum number of **bicycle parking stalls – class 1** is calculated based on the sum of all **units** and **suites** at a rate of 1.0 stall per **unit** or **suite** where a **unit** or **suite** is not provided a **motor vehicle parking stall** located in a **private garage**.