

BYLAW NUMBER 132D2020

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2020-0077/CPC2020-0934)**

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;

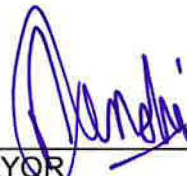
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 therefore 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 OCTOBER 05, 2020

READ A SECOND TIME ON OCTOBER 05, 2020

READ A THIRD TIME ON OCTOBER 05, 2020

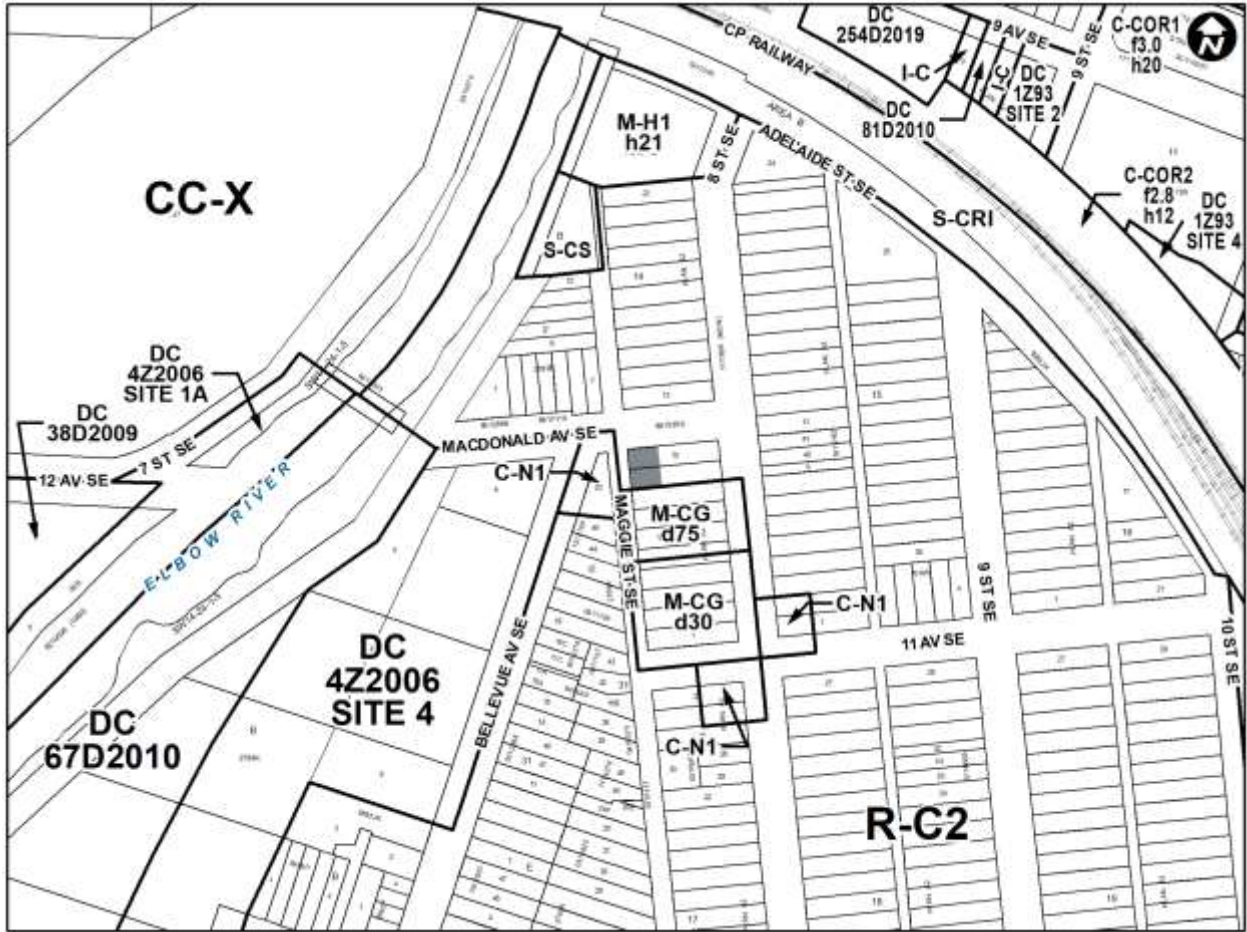


MAYOR
SIGNED ON OCTOBER 05, 2020

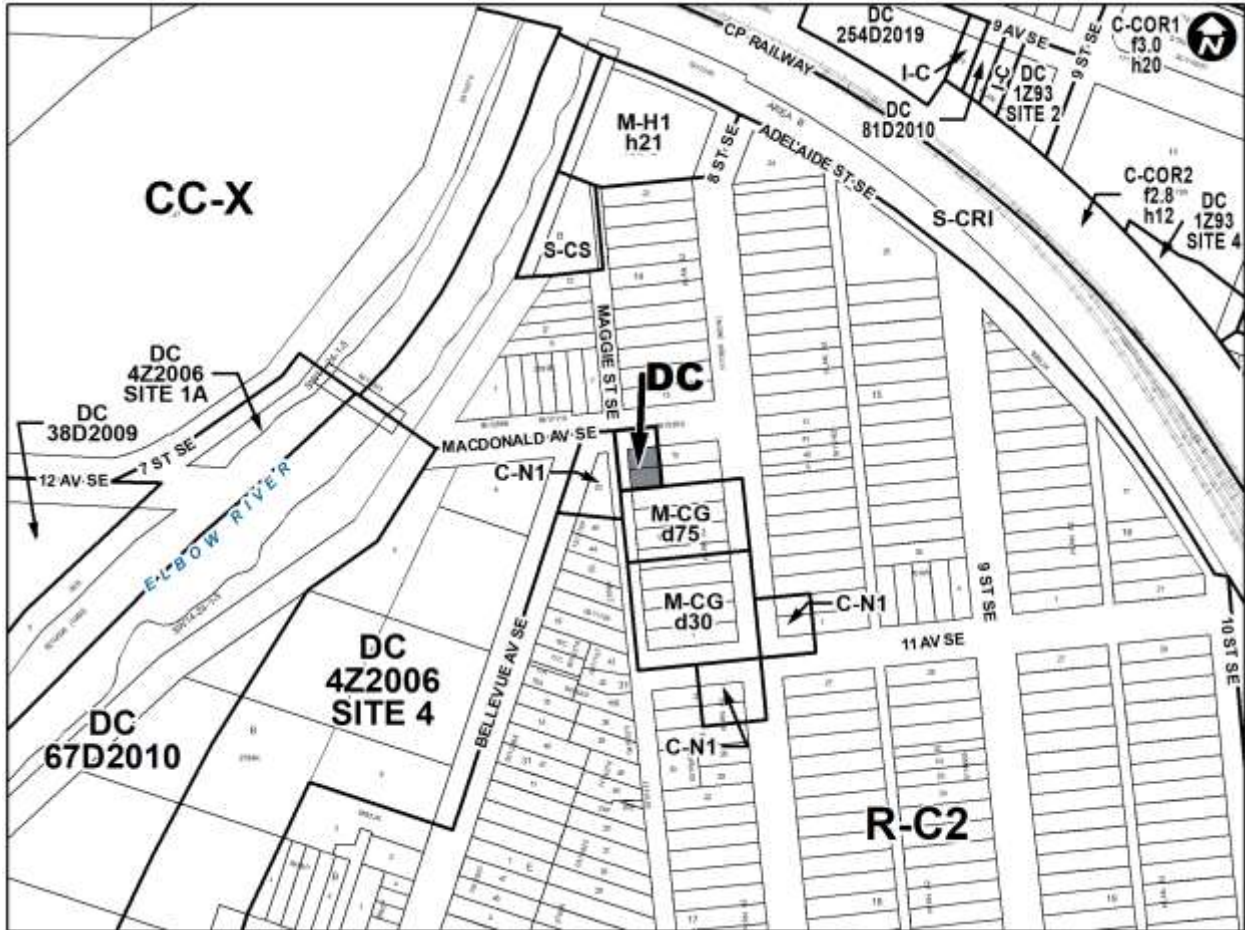


ACTING CITY CLERK
SIGNED ON OCTOBER 05, 2020

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to accommodate the additional use of low density 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.

General Definitions

4 In this Direct Control District Bylaw:

- (a) “**DC corner visibility triangle**” is a triangular area formed on this **corner parcel** by the two curb lines and a straight line which intersects them 4.25 metres from the corner where they meet.

Defined Uses

5 For the purposes of this Direct Control District Bylaw:

- (a) “**Low Density 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** to create a **Low Density Live Work Unit**:
 - (A) **Artist’s Studio**;
 - (B) **Counselling 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; and
 - (iii) is considered to be a **use** that belongs within the Residential Group in Schedule A to Bylaw 1P2007.

Permitted Uses

6 The **permitted uses** of the Residential – Contextual One / Two Dwelling (R-C2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District Bylaw, with the addition of:

- (a) **Low Density Live Work Unit.**

Discretionary Uses

7 The **discretionary uses** of the Residential – Contextual One / Two Dwelling (R-C2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District Bylaw.

Bylaw 1P2007 District Rules

8 Unless otherwise specified, the rules of the Residential – Contextual One / Two Dwelling (R-C2) District of Bylaw 1P2007 apply in this Direct Control District Bylaw.

Building Setback Areas

9 The depth of all **setback areas** must be equal to the minimum **building setbacks** required in Sections 10 and 11 of this Direct Control District Bylaw and in the rules of the Residential – Contextual One / Two Dwelling (R-C2) District of Bylaw 1P2007.

Building Setback from Front Property Line

10 The minimum **building setback** from the **front property line** is 1.5 metres.

Building Setback from Rear Property Line

11 The minimum **building setback** from the **rear property line** is 1.2 metres.

DC Landscaping Requirements

12 (1) A minimum of 1.0 tree must be provided for each **Dwelling Unit**.

(2) A **Low Density Live Work Unit** does not require a tree.

Visibility Setback

13 Within a **DC corner visibility triangle**, **buildings**, **fences**, finished **grade** of a **parcel** and vegetation must not exceed the lowest elevation of the **street** by more than 0.75 metres above the lowest elevation of the **street**.

Low Density Live Work Unit Rules

14 A **Low Density Live Work Unit**:

- (a) must not exceed 55.0 square metres of **gross floor area**;
- (b) may have two persons, other than a resident of the **Low Density Live Work Unit**, working at the residence where the **use** is located; and
- (c) requires a minimum of 1.0 **motor vehicle parking stalls** per 30.0 square metres of **Low Density Live Work Unit** floor area.

Relaxations

15 The **Development Authority** may relax the rules contained in Sections 8, 10, 11, 12, 13 and 14 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.