

BYLAW NUMBER 55D2025

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2024-0248/CPC2025-0176)**

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 APRIL 09, 2025

READ A SECOND TIME ON APRIL 09, 2025

READ A THIRD TIME ON APRIL 09, 2025

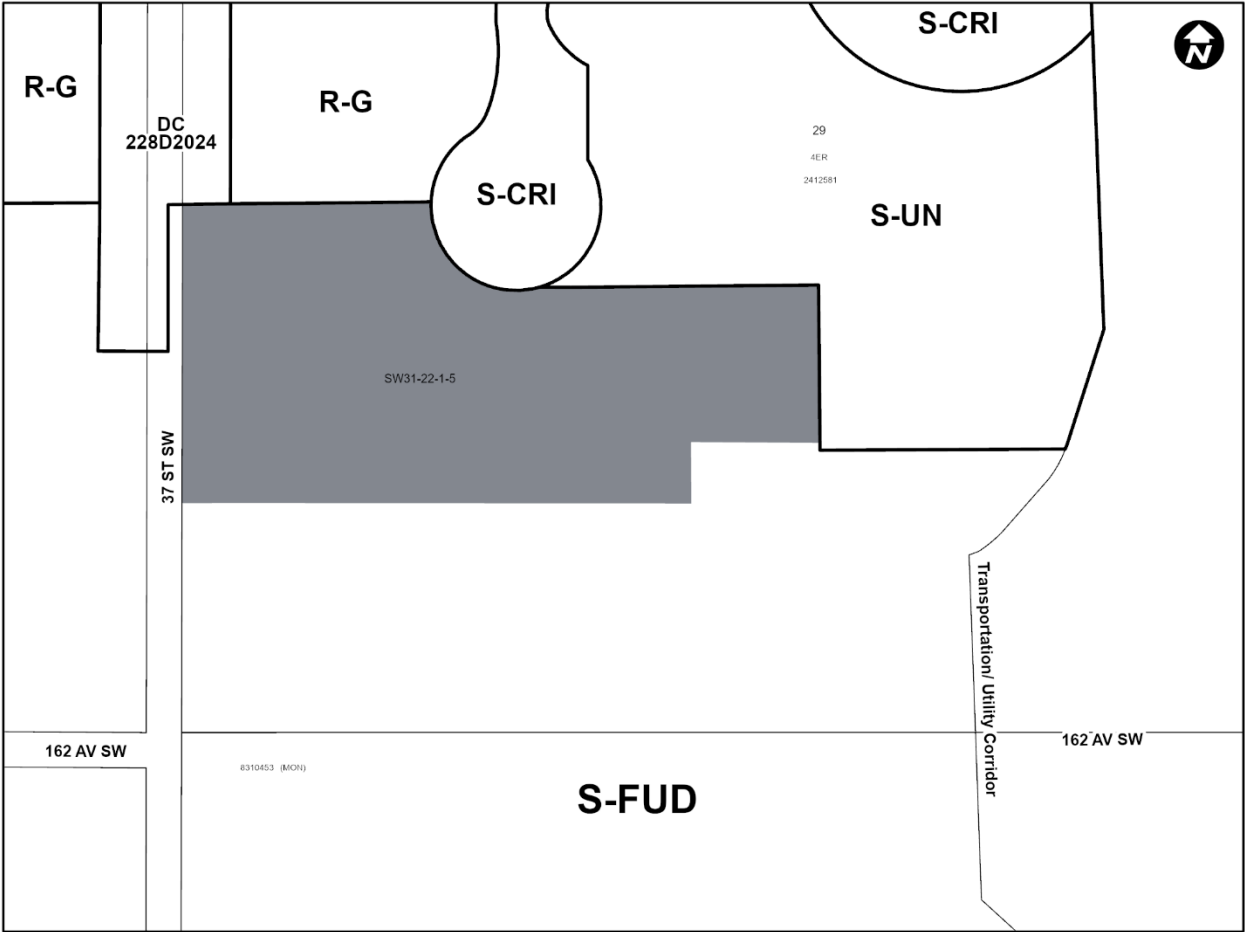


MAYOR
SIGNED ON APRIL 09, 2025

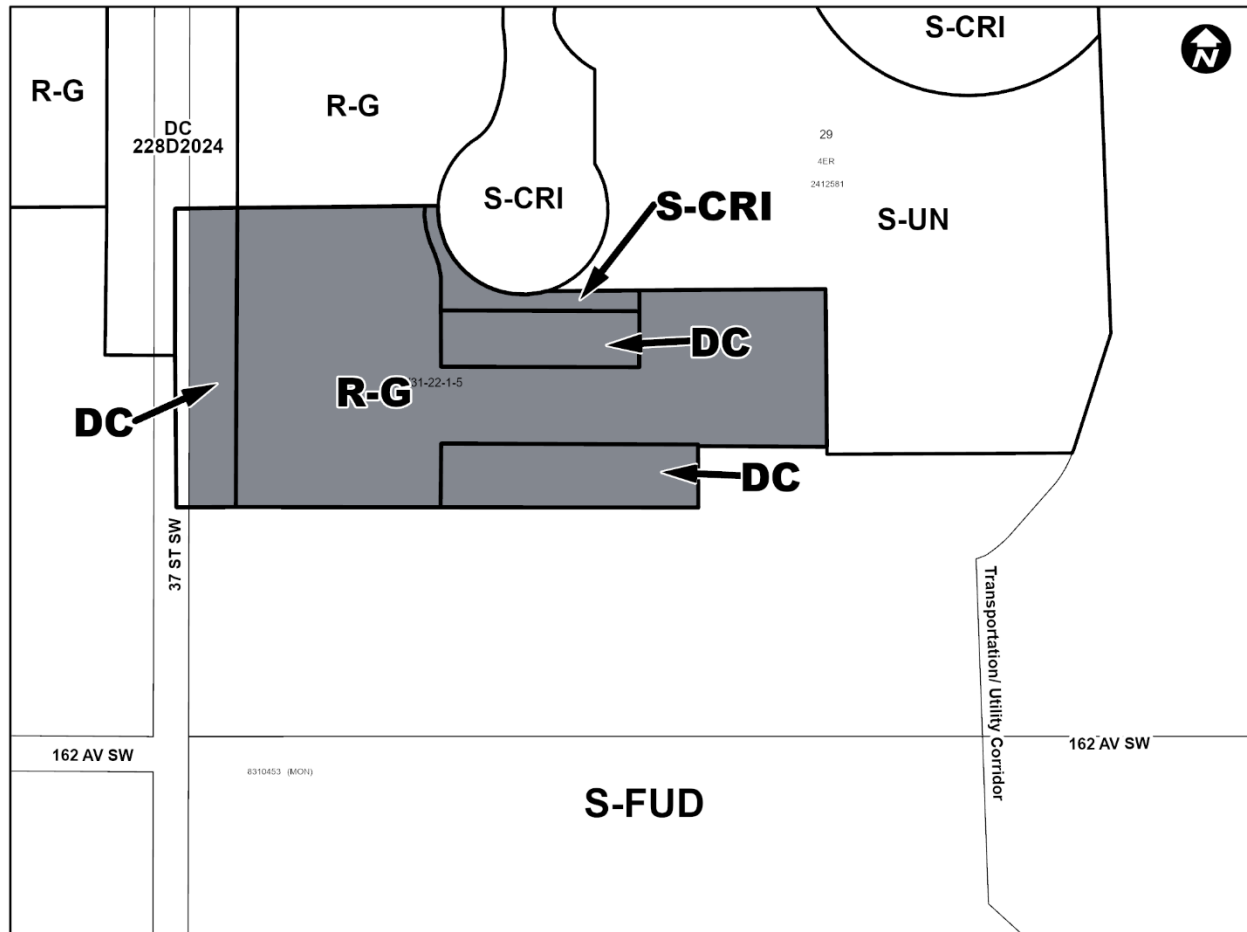


DEPUTY CITY CLERK
SIGNED ON APRIL 09, 2025

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to accommodate rowhouse buildings on small-scale lots with minimal rear setbacks.

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.

Permitted Uses

- 4 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

- 5 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.

Bylaw 1P2007 District Rules

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

Outdoor Private Amenity Space

- 7 Each **Dwelling Unit** must have direct access to **private amenity space** that:
- (a) is provided outdoors;
 - (b) is not used for vehicle access or as a **motor vehicle parking stall**;
 - (c) may be located in a **building setback** area;
 - (d) has a minimum total area of 15.0 square metres;
 - (e) has no dimension of less than 2.0 metres; and
 - (f) may be located at **grade**, or above **grade** as part of the **main residential building**.

Building Setback from a Rear Property Line

- 8 (1) The minimum **building setback** from a **rear property line** is 0.6 metres.
- (2) The minimum depth of the **rear setback area** must be equal to the minimum **building setback** required in subsection (1).
- (3) Eaves may project a maximum of 0.3 metres into the **rear setback area**.

Parcel Area

- 9 (1) Except as otherwise referenced in subsection (2), the minimum area of a **parcel** is 150.0 square metres per **Dwelling Unit**.
- (2) The minimum **parcel** area for a **Rowhouse Building** is 90.0 square metres per **Dwelling Unit**.

Driveways

- 10 (1) A driveway connecting a **street** to a **private garage** must:
- (a) be a minimum of 6.0 metres in length along the intended direction of travel for vehicles and measured from:
 - i. the back of the public sidewalk to the door of the **private garage**;
or
 - ii. a curb where there is no public sidewalk to the door of a **private garage**.
 - (b) contain a rectangular area measuring 6.0 metres in length and 3.0 metres in width.

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- (2) If a driveway length cannot reach the minimum 6.0 metres required by subsection (1), a maximum driveway length of 2.8 metres is required.
- (3) A driveway connecting a **lane** to a **private garage** must be a minimum of 0.6 metres length along the intended direction of travel for vehicles, measured from the **property line** shared with the **lane** to the door of a **private garage**.
- (4) The maximum width of a driveway accessing a **street** is 3.7 metres.
- (5) Sections 341 and 547.16 of Bylaw 1P2007 do not apply to this Direct Control District Bylaw.

Relaxations

- 11 The **Development Authority** may relax the rules contained in Sections 6 through 10 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.