

BYLAW NUMBER 93D2025

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2024-0031/CPC2025-0014)**

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 JUNE 10, 2025

READ A SECOND TIME ON JUNE 10, 2025

READ A THIRD TIME ON JUNE 10, 2025

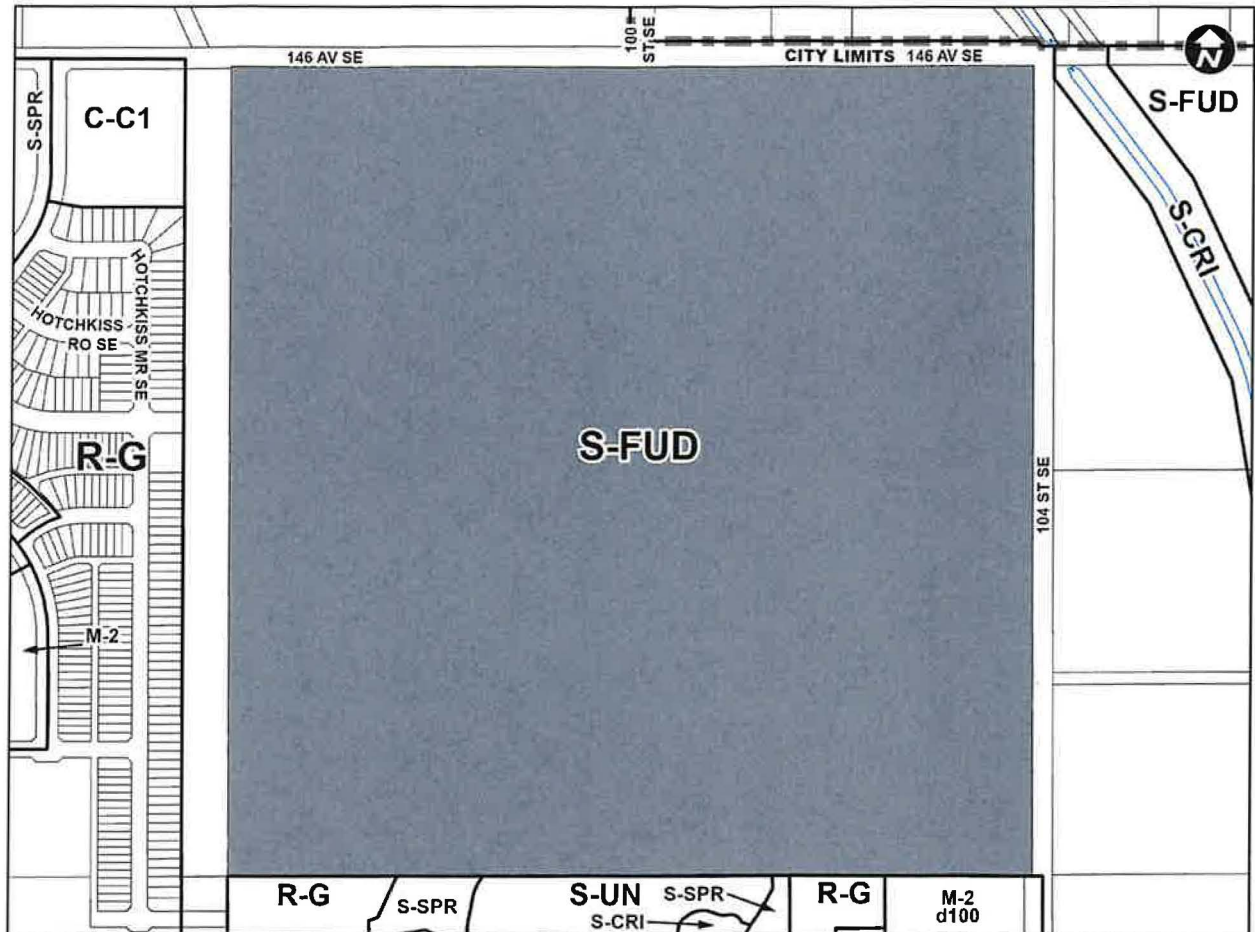


MAYOR
SIGNED ON JUNE 10, 2025

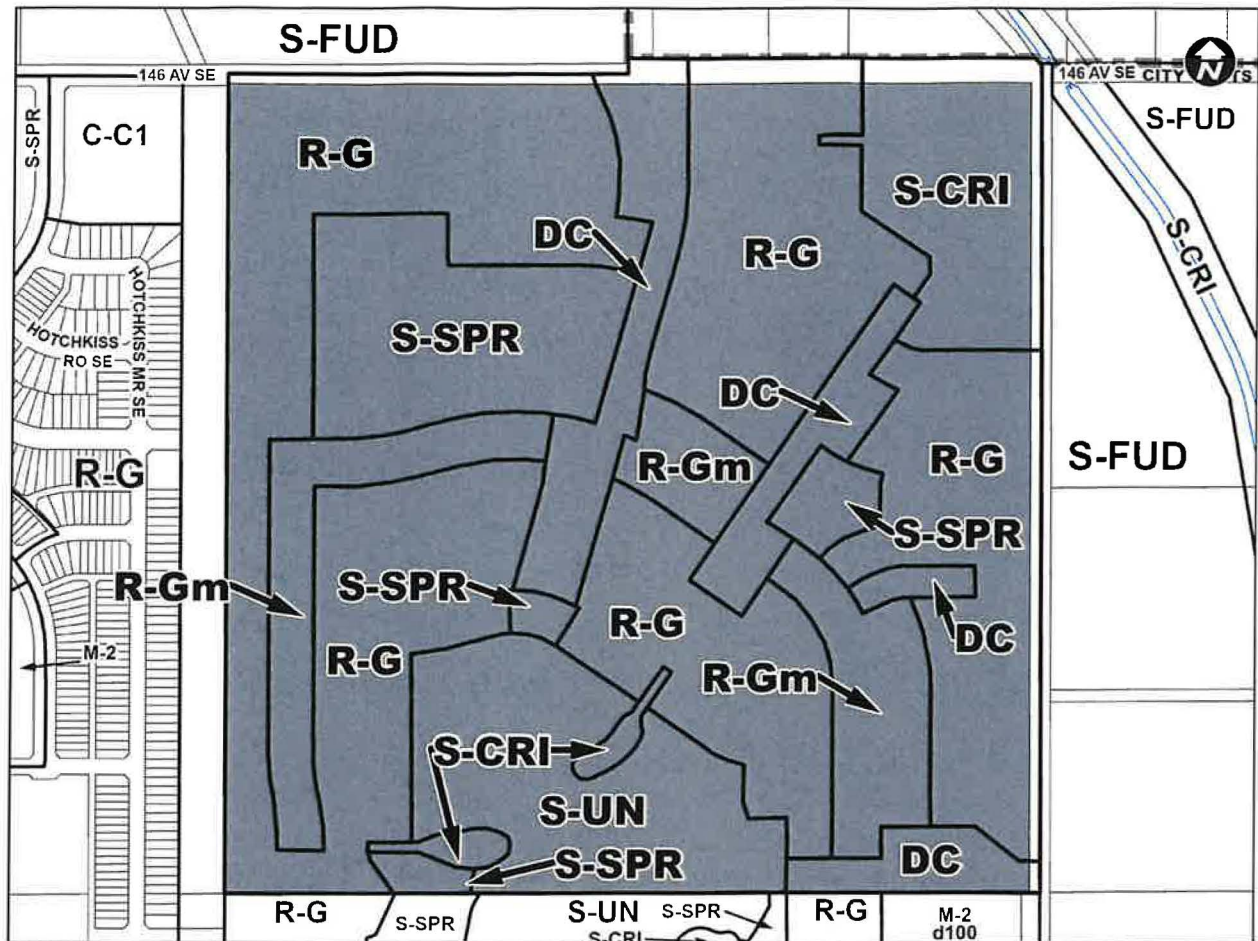


DEPUTY CITY CLERK
SIGNED ON JUNE 10, 2025

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to accommodate semi-detached dwellings and rowhouse buildings on small-scale lots with rear lane access and minimal rear yard 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.

Defined Uses

4 In this Direct Control District Bylaw:

- (a) “**DC Live Work**” 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; and
 - (iii) where **Health Care Service** is limited to the following activities:
 - (A) counselling.

Permitted Uses

5 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

6 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**.

Bylaw 1P2007 District Rules

7 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 Area

- 8
- (1) Except as otherwise referenced in subsections (2) and (3), the minimum area of a *parcel* is 150.0 square metres per **Dwelling Unit**.
 - (2) The area of a *carriage house lot* is:
 - (a) a minimum of 120.0 square metres per **Dwelling Unit**; and
 - (b) a maximum of 250.0 square metres per **Dwelling Unit**.
 - (3) The minimum area of a *parcel* for a **Cottage Housing Cluster**, **Semi-detached Dwelling** or **Rowhouse Building** is 90.0 square metres per **Dwelling Unit**.

Building Setback from Rear Property Line

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

Building Height

- 10 (1) Unless otherwise referenced in subsection (2) and (3), the maximum **building height** is 12.0 metres.
- (2) The maximum **building height** of a **Rowhouse Building** or **Semi-detached Dwelling** is 13.0 metres.
- (3) The maximum **building height** of a **Backyard Suite** on a **laned parcel** is 10.0 metres.

Outdoor Private Amenity Space

- 11 (1) Each **Dwelling Unit** or **DC Live Work** unit must have direct access to **private amenity space** that:
- (a) has a minimum total area of 15.0 square metres;
- (b) has no dimension of less than 2.0 metres;
- (c) may be located at **grade** or above **grade** as part of the **main residential building**; and
- (d) is provided outdoors.
- (2) A **patio** may be located in the **front setback area** or in a **setback area** on the **street** side of a **corner parcel**.

Vehicle Access

- 12 (1) All vehicle access to a **parcel** must be from a **lane**.
- (2) A **private garage** may only be allowed at the rear of a **unit**.

Rules for DC Live Work

- 13 (1) **DC Live Work** must not exceed 50.0 percent of the **gross floor area** of the **Dwelling Unit**.
- (2) **DC Live Work** may have two persons, other than a resident of the **DC Live Work**, working at the residence where the **use** is located.
- (3) There is no minimum number of **motor vehicle parking stalls** for a **DC Live Work use**.

Relaxations

- 14** The ***Development Authority*** may relax the rules contained in Sections 7 through 11 and 13 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.