

BYLAW NUMBER 26D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2025-0011/C2026-0114)**

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;

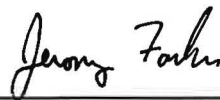
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 FEBRUARY 17, 2026

READ A SECOND TIME, AS AMENDED, ON FEBRUARY 17, 2026

READ A THIRD TIME, AS AMENDED, ON FEBRUARY 17, 2026

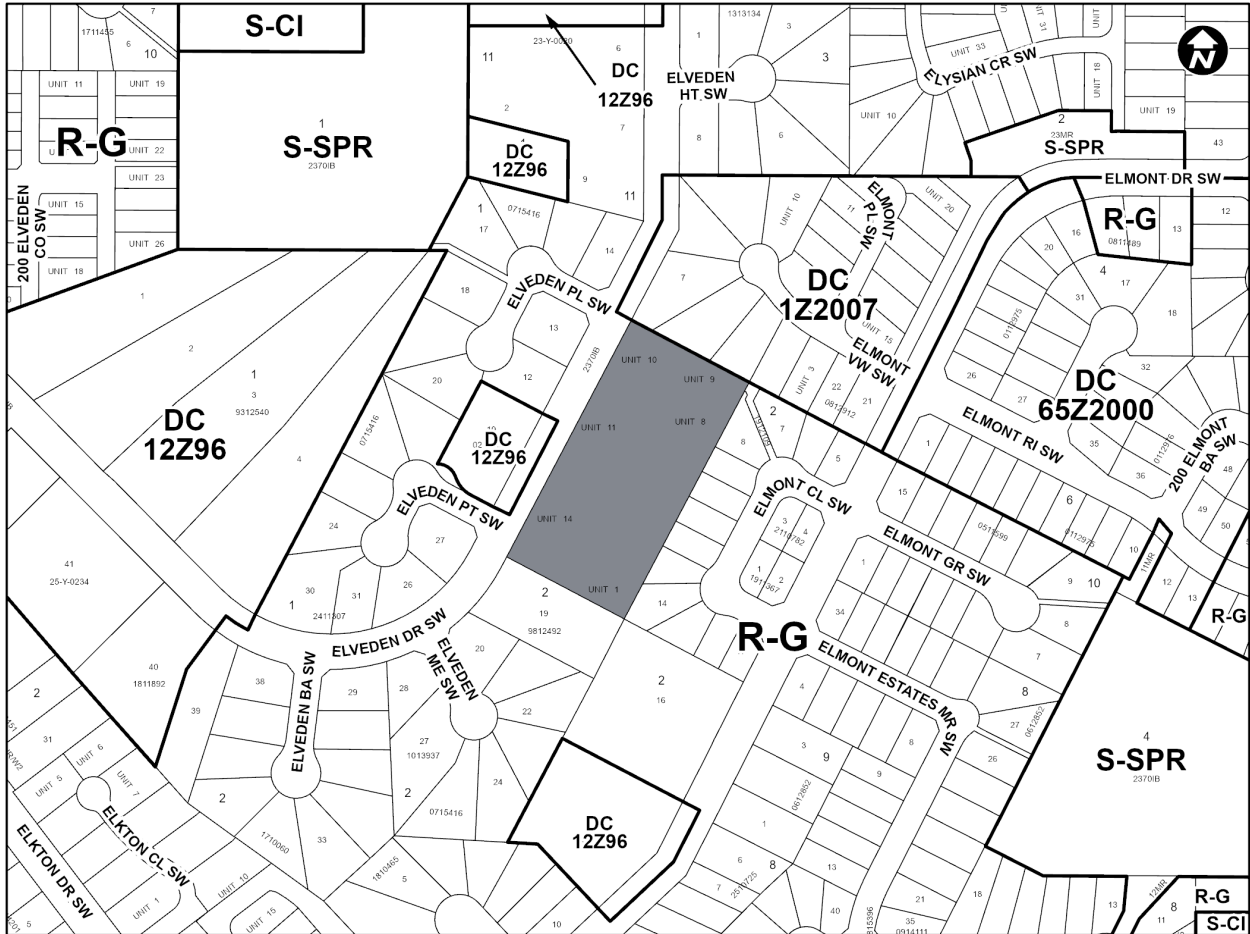


MAYOR
SIGNED ON FEBRUARY 26, 2026

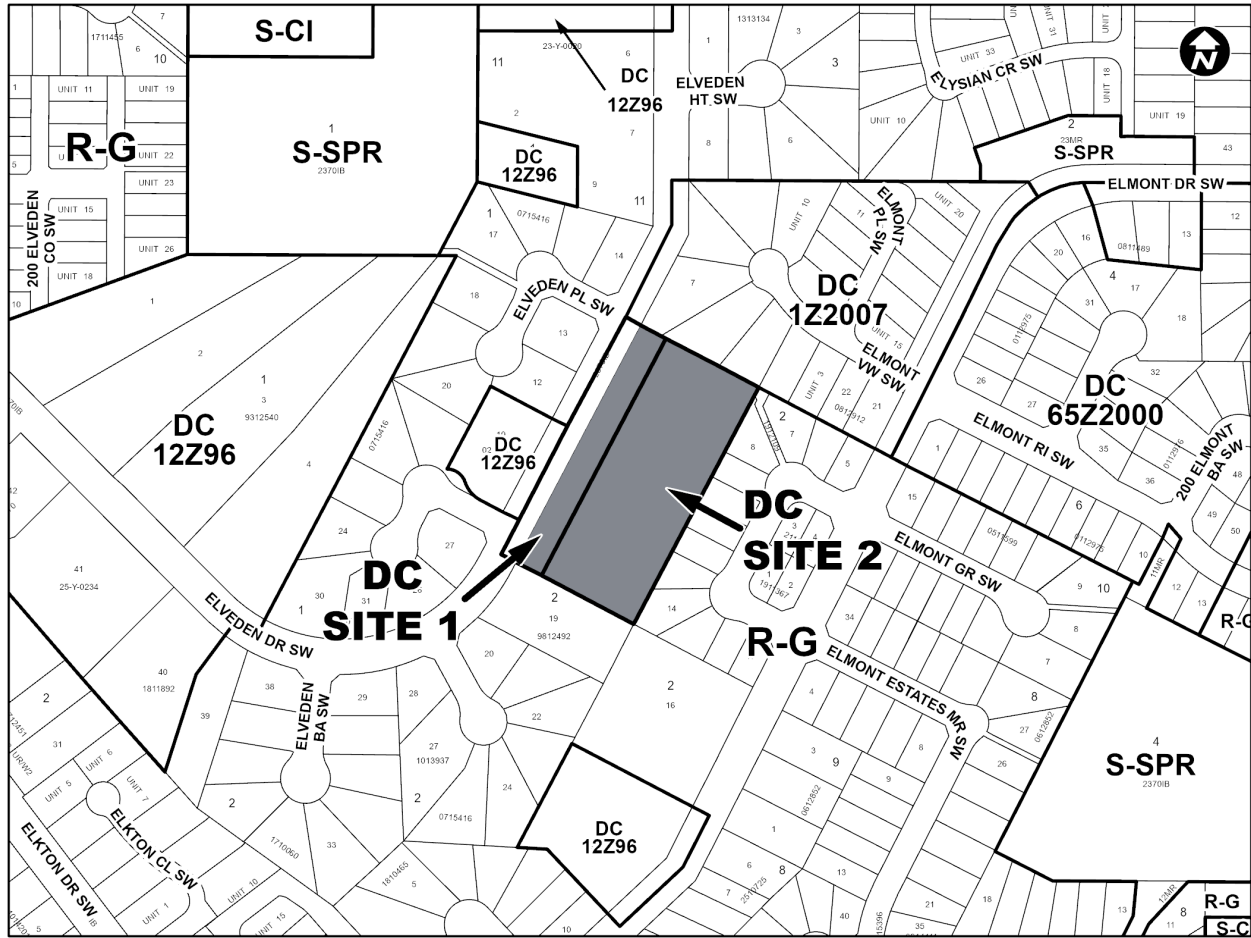


CITY CLERK
SIGNED ON FEBRUARY 26, 2026

SCHEDULE A



REVISED SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to accommodate development that transitions in height and number of units across the site.

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 Multi-Residential – At Grade Housing (M-G) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Multi-Residential – At Grade Housing (M-G) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Semi-detached Dwelling**; and
- (b) **Single Detached Dwelling**.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Multi-Residential – At Grade Housing (M-G) District of Bylaw 1P2007 apply in this Direct Control District.

Density

- 7 Section 609 of Bylaw 1P2007 does not apply in this Direct Control District.

Setback Area

- 8 The depth of all **setback areas** must be equal to the minimum **building setback** required in Section 9 of this Direct Control District Bylaw.

Building Setbacks

- 9 (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **property line** shared with a **street** is 3.0 metres.
- (2) The minimum **building setback** from a **property line** shared with a **lane** is 1.2 metres.
- (3) Unless otherwise referenced in subsection (4), the minimum **building setback** from a **property line** shared with another **parcel** is 1.2 metres.
- (4) The minimum **building setback** from a **property line** shared with a **parcel** that, at the date of adoption of this Direct Control District Bylaw, was designated as DC1Z2007 is 8.0 metres.

Driveway Length and Parking Areas

- 10 Section 565 of Bylaw 1P2007 does not apply in this Direct Control District.

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

- 11 Section 573 of Bylaw 1P2007 does not apply in this Direct Control District.

Rooftop Amenity Space

- 12 A **balcony**, **deck**, or **patio** must not be located on the roof of the upper most storey of a **building**.

Visitor Parking Stalls for Dwelling Units

13 The minimum number of *visitor parking stalls* is 0.2 per **Dwelling Unit**.

Site 1 (± 0.35 ha)

Application

14 The provisions in Sections 15 through 17 apply only to Site 1.

Maximum Units

15 The maximum number of *units* in Site 1 of this Direct Control District is 7.

Building Height

16 The maximum *building height* is 11.0 metres.

Building Form

17 (1) *Buildings* that contain a *unit* must only contain a maximum of one *unit*.

(2) Each *unit* must have a separate and direct pedestrian access to *grade*.

Site 2 (± 0.81 ha)

Application

18 The provisions in Sections 19 through 21 apply only to Site 2.

Maximum Units

19 The maximum number of *units* in Site 2 of this Direct Control District is 28.

Building Height

20 The maximum *building height* is 12.0 metres.

Building Form

21 (1) *Buildings* that contain a *unit* must only contain a maximum of two *units*.

(2) Each *unit* must have a separate and direct pedestrian access to *grade*.

Relaxations

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