

BYLAW NUMBER 97D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2025-0222/CPC2026-0494)**

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 SEPTEMBER 15, 2026

READ A SECOND TIME, AS AMENDED, ON SEPTEMBER 15, 2026

READ A THIRD TIME, AS AMENDED, ON SEPTEMBER 15, 2026



MAYOR

SIGNED ON SEPTEMBER 24, 2026

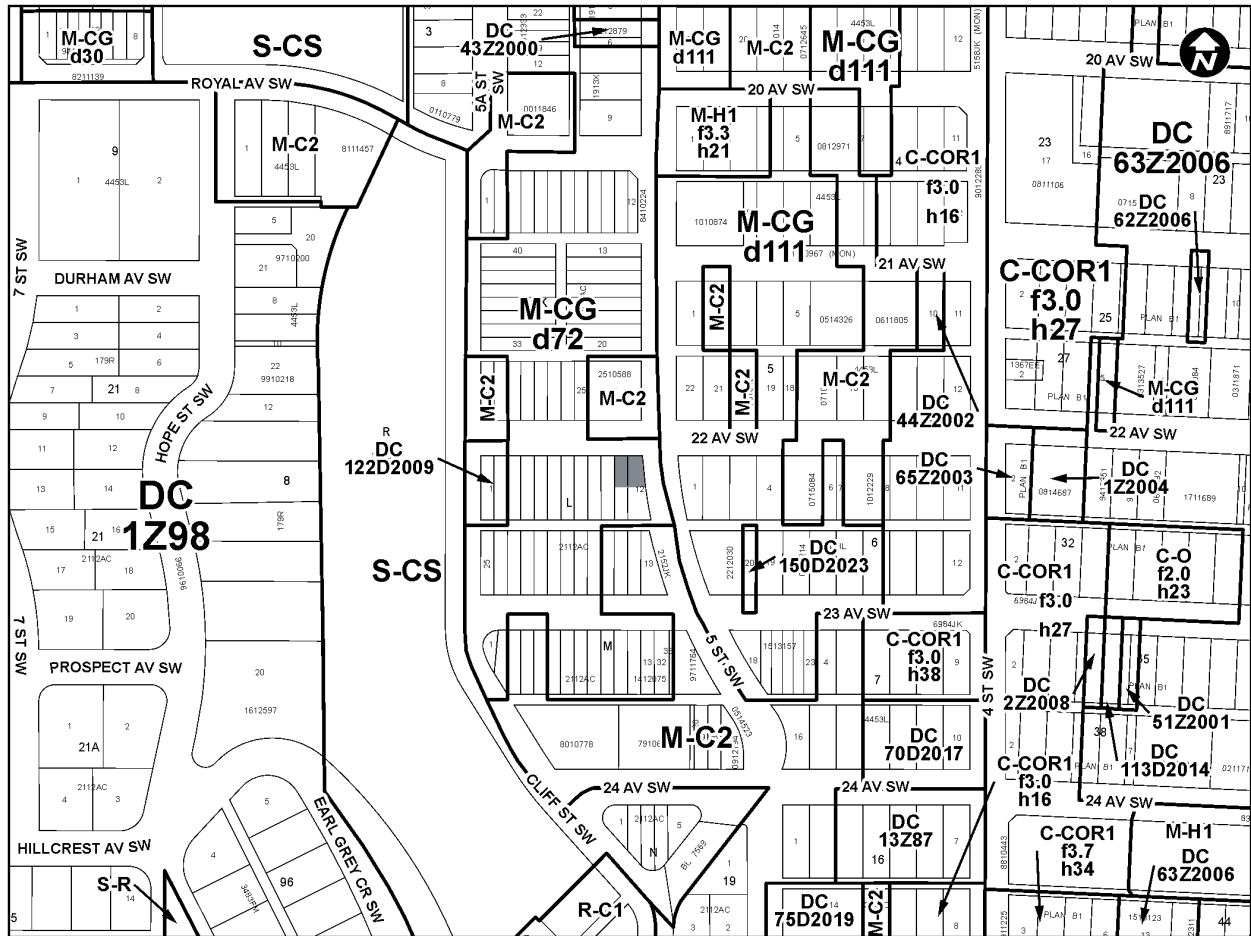


CITY CLERK

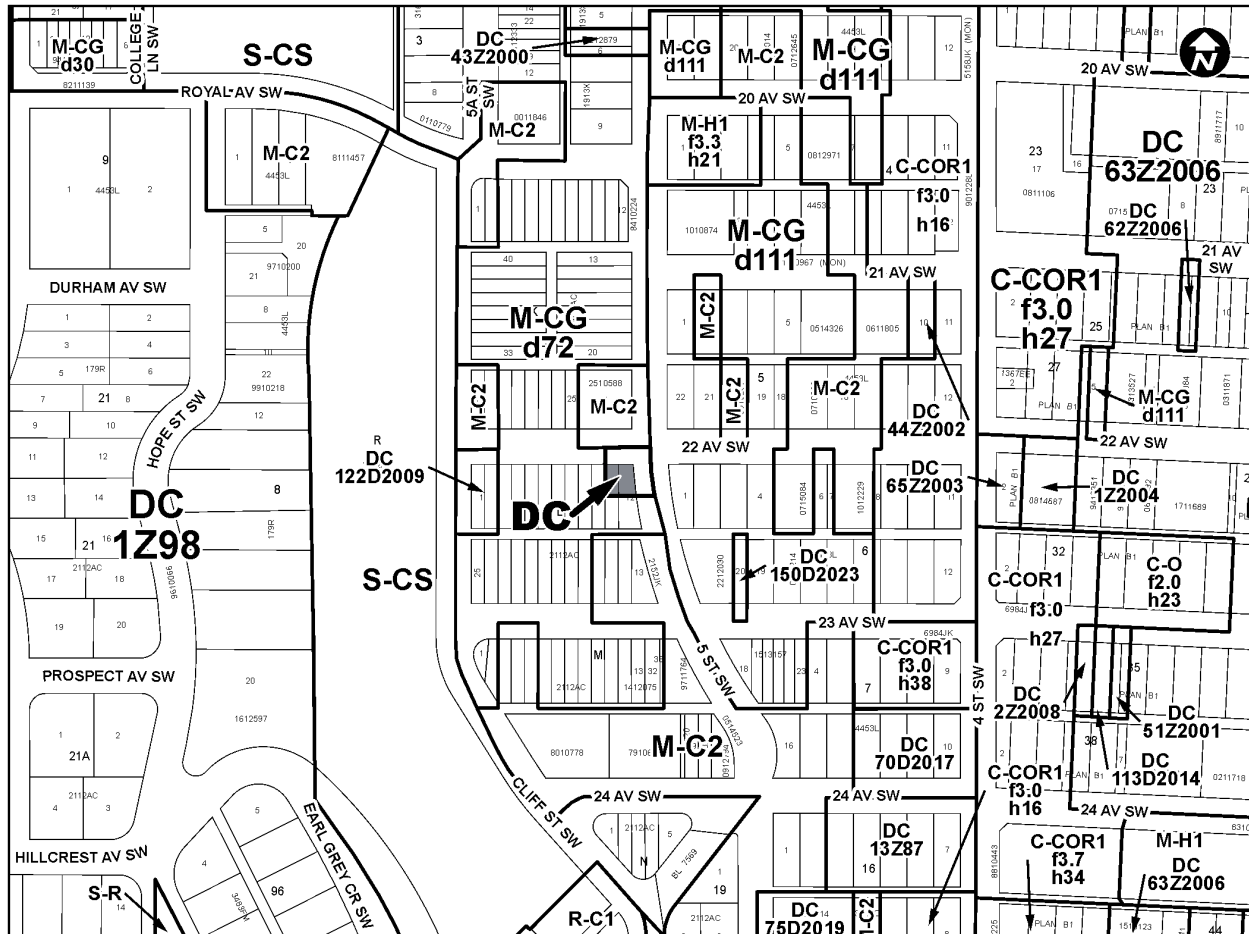
SIGNED ON SEPTEMBER 24, 2026

AMENDMENT LOC2025-0222/CPC2026-0494
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SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) provide for site-specific setback requirements;
- (b) allow for an increase in maximum building height;
- (c) allow for an increase in the floor area for secondary suites; and
- (d) accommodate the retention of the existing character house and encourage adaptive reuse development opportunities within the Heritage Guideline Areas of the West Elbow Local Area Plan.

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 – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

- 5 The ***discretionary uses*** of the Multi-Residential – Contextual Grade-Oriented (M-CG) 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 Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 apply in this Direct Control District.

Setback Area

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

Building Setbacks

- 8 (1) The minimum ***building setback*** from a ***property line*** shared with 22 Avenue SW is 5.2 metres.
- (2) There is no minimum ***building setback*** from a ***property line*** shared with 5 Street SW.
- (3) The minimum ***building setback*** from a ***side property line*** shared with another ***parcel*** is 1.2 metres.
- (4) There is no minimum ***building setback*** from a ***rear property line***.

Building Height and Cross Section

- 9 The maximum ***building height*** is 14.0 metres.

Projections Into Setback Areas

- 10 (1) Unless otherwise referenced in subsection (2), portions of a ***building*** located above the surface of the ground may project a maximum of 1.6 metres into any ***setback area***.
- (2) Stairs, air conditioning equipment, window wells and wheelchair ramps may project without any limits into a ***setback area***.
- (3) Portions of a ***building*** below the surface of the ground may extend without any limits into a ***setback area***.

Garbage

11 Garbage containers and waste materials must be stored, prior to collection, either:

- (a) inside a **building**; or
- (b) stored behind a fence approved by the **Development Authority**.

Visibility Setback

12 Within a **corner visibility triangle**, **buildings**, finished **grade** of a **parcel** and vegetation must not be located between 0.75 metres and 4.50 metres above the lowest elevation of the **street**.

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

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

Rules for Secondary Suites

14 (1) In this Direct Control District, a **Secondary Suite**:

- (a) has a maximum floor area of 125.0 square metres excluding any area covered by stairways and **landings**;
- (b) requires a minimum of 0.625 **motor vehicle parking stalls**; and
- (c) does not require **bicycle parking stalls – class 1 or class 2**.

(2) Section 295 (c), (d) and (e) do not apply to this Direct Control District bylaw.

Relaxations

15 The **Development Authority** may relax the rules contained in Sections 6 through 12 and 14 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.