

BYLAW NUMBER 9D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2025-0142/CPC2025-0932)**

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 JANUARY 20, 2026

READ A SECOND TIME ON JANUARY 20, 2026

READ A THIRD TIME ON JANUARY 20, 2026



MAYOR
SIGNED ON JANUARY 20, 2026



CITY CLERK
SIGNED ON JANUARY 20, 2026

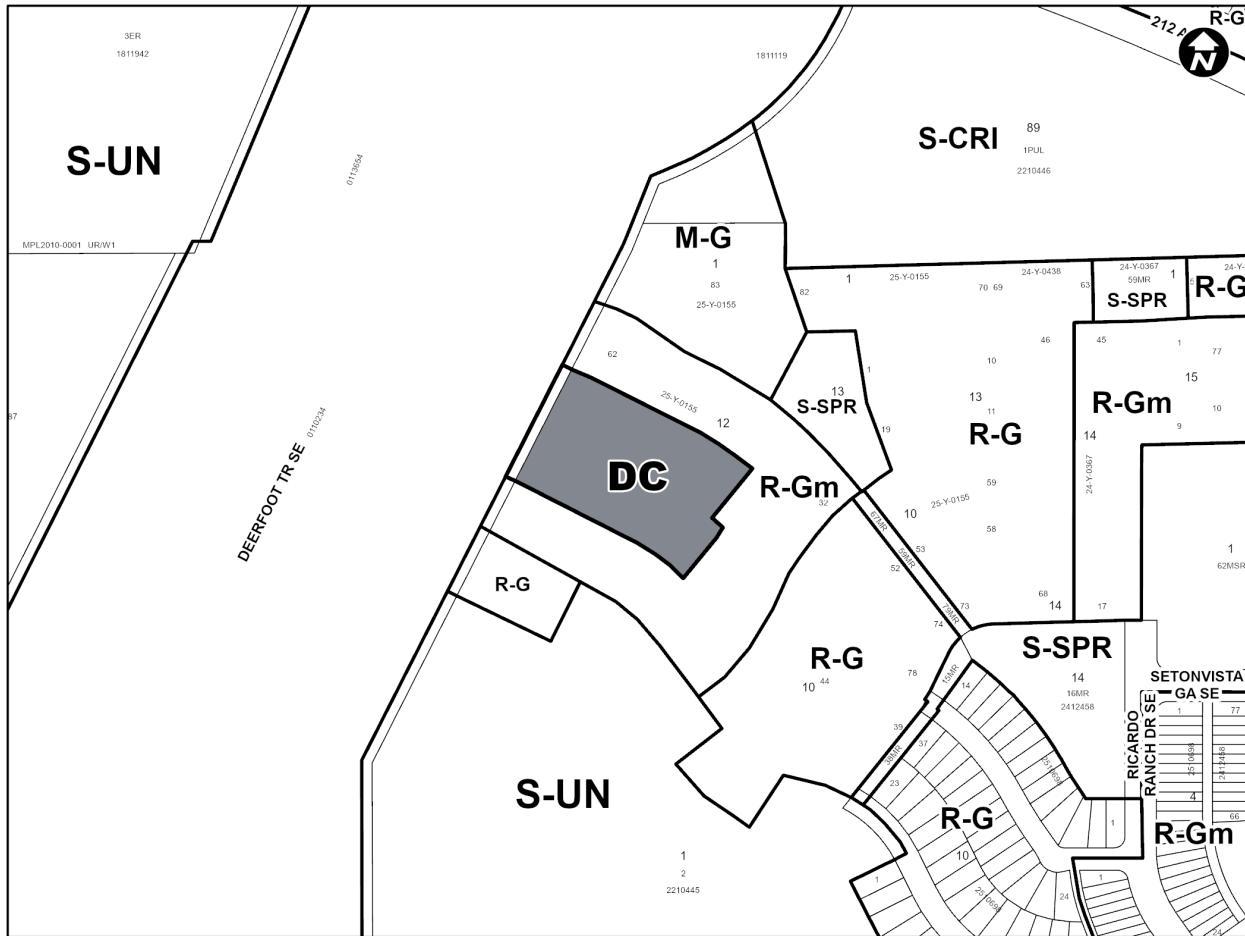
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SCHEDULE A



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SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to accommodate low density residential development with reduced parcel sizes.

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.

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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.

Parcel Width

7 (1) Unless otherwise referenced in subsections (2), (3) and (4) the minimum **parcel width** is 6.0 metres per **Dwelling Unit**.

(2) The minimum **parcel width** is 5.0 metres per **Dwelling Unit** for a **laned parcel** containing a **Duplex Dwelling**.

(3) The minimum **parcel width** is 4.0 metres per **Dwelling Unit** for a **laned parcel** containing a **Rowhouse Building**.

(4) There is no minimum **parcel width** for a **Cottage Housing Cluster** or a **carriage house lot**.

Parcel Area

8 (1) Unless 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 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** containing a **Rowhouse Building** or a **Cottage Housing Cluster** is 90.0 square metres per **Dwelling Unit** located on the **parcel**.

Building Height

9 (1) Unless otherwise referenced in subsections (2) and (3), the maximum **building height** is 12.0 metres.

(2) The maximum **building height** of a **Backyard Suite** on a **laned parcel** is 10.0 metres.

(3) The maximum **building height** of a **Rowhouse Building** is 14.0 metres.

Accessory Residential Building Setback

10 (1) Unless otherwise referenced in subsection (2), the minimum **building setback** for an **Accessory Residential Building** is:

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- (a) 1.2 metres from a **side** or **rear property line** shared with a **street**; or
- (b) 0.6 metres from a **side** or **rear property line** in all other cases.

(2) The minimum **building setback** for an **Accessory Residential Building** that does not share a **side** or **rear property line** with a **street** may be reduced to zero metres when:

- (a) the **gross floor area** of the **Accessory Residential Building** is less than 10.0 square metres; or
- (b) a minimum 0.6 metre **setback** from the **side property line** is provided on one side of the **parcel** for the **Accessory Residential Building**, and:
 - (i) the wall of the **Accessory Residential Building** is constructed of maintenance-free materials and there is no overhang of eaves onto an **adjacent parcel**; or
 - (ii) the owner of the **adjacent parcel** grants a 1.5 metre private maintenance easement that must:
 - (A) be registered against the title of the **parcel** proposed for **development** and the title of the **adjacent parcel**; and
 - (B) include a 0.60 metre eave and footing encroachment easement.

Outdoor Private Amenity Space for a Rowhouse Building

11 (1) Each **unit** must have direct access to **private amenity space** that:

- (a) must be provided outdoors;
- (b) may be located at **grade** or above **grade** as part of the **main residential building**;
- (c) must have a minimum total area of 20.0 square metres;
- (d) must have no dimension of less than 3.0 metres;
- (e) must not be used for vehicle access or as a **motor vehicle parking stall**; and
- (f) must not be located in the **building setback area** between the **front property line** and a line parallel to the **front property line** measured at the closest **building setback** from the **front property line**.

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- (2) Section 547.14(2) of Bylaw 1P2007 does not apply to a **Rowhouse Building** in this Direct Control District.
- (3) Section 351(4) of Bylaw 1P2007 does not apply to a **Secondary Suite** in a **Rowhouse Building** in this Direct Control District.

Motor Vehicle Parking Stall Requirements

- 12 For a **Secondary Suite** on a *parcel* containing a **Rowhouse Building**, there is no minimum requirement for ***motor vehicle parking stalls***.

Relaxations

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