

THE CITY OF CALGARY LAND USE BYLAW 1P2007

OFFICE CONSOLIDATION

BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

11P2008	June 1, 2008	24P2011	June 27, 2011	4P2017	January 23, 2017
13P2008	June 1, 2008	27P2011	July 1, 2011	5P2017	February 13, 2017
15P2008	June 1, 2008	30P2011	July 25, 2011	13P2017	March 27, 2017
47P2008	June 1, 2008	31P2011	September 12, 2011	20P2017	May 1, 2017
48P2008	June 1, 2008	33P2011	September 19, 2011	29P2017	June 26, 2017
49P2008	June 1, 2008	35P2011	December 5, 2011	30P2017	June 26, 2017
50P2008	June 1, 2008	36P2011	December 5, 2011	37P2017	August 2, 2017
53P2008	June 1, 2008	4P2012	January 10, 2012	49P2017	September 12, 2017
54P2008	May 12, 2008	2P2012	February 6, 2012	50P2017	September 25, 2017
57P2008	June 9, 2008	9P2012	April 23, 2012	56P2017	September 25, 2017
67P2008	October 1, 2008	12P2012	May 7, 2012	24P2018	March 13, 2018
68P2008	October 6, 2008	30P2012	November 5, 2012		January 29, 2019
71P2008	December 22, 2008	32P2012	December 3, 2012	13P2018	April 2, 2018
51P2008	January 4, 2009	4P2013	March 1, 2013	16P2018	April 2, 2018
75P2008	January 4, 2009	5P2013	March 25, 2013	18P2018	April 2, 2018
1P2009	January 26, 2009	38P2013	September 2, 2013	17P2018	April 10, 2018
10P2009	April 21, 2009	44P2013	December 2, 2013	25P2018	April 24, 2018
17P2009	June 1, 2009	7P2014	April 14, 2014	39P2018	June 11, 2018
28P2009	July 13, 2009	33P2013	June 9, 2014	40P2018	June 25, 2018
31P2009	September 14, 2009	13P2014	June 9, 2014	26P2018	July 30, 2018
41P2009	October 13, 2009	15P2014	June 9, 2014	51P2018	August 6, 2018
32P2009	December 14, 2009	11P2014	June 19, 2014	52P2018	August 7, 2018
46P2009	December 14, 2009	24P2014	October 27, 2014	67P2018	September 25, 2018
38P2009	December 15, 2009	37P2014	December 22, 2014	61P2018	October 9, 2018
3P2010	March 1, 2010	5P2015	March 9, 2015	62P2018	October 9, 2018
11P2010	April 19, 2010	13P2015	May 13, 2015	83P2018	December 10, 2018
14P2010	May 17, 2010	26P2015	September 1, 2015	10P2019	January 29, 2019
26P2010	May 17, 2010	40P2015	November 9, 2015	32P2019	April 29, 2019
12P2010	June 7, 2010	43P2015	November 9, 2015	33P2019	April 29, 2019
19P2010	June 7, 2010	45P2015	December 8, 2015	35P2019	April 29, 2019
23P2010	June 7, 2010	15P2016	April 22, 2016	42P2019	June 10, 2019
32P2010	July 26, 2010	22P2016	May 2, 2016	46P2019	July 1, 2019
34P2010	August 19, 2010	23P2016	May 24, 2016	76P2019	November 18, 2019
39P2010	November 22, 2010	27P2016	June 13, 2016	77P2019	November 18, 2019
7P2011	January 10, 2011	29P2016	June 13, 2016	32P2020	July 27, 2020
13P2011	February 7, 2011	28P2016	June 14, 2016	48P2020	November 3, 2020
21P2011	June 20, 2011	43P2016	November 21, 2016	6P2021	January 18, 2021

BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

27P2021 June 21, 2021
July 5, 2021
46P2021 July 28, 2021

NOTE:

Amending Bylaw numbers are located in the text of this document to identify that a change has occurred in a Section, Subsection or Clause. Amending Bylaws should be consulted for detailed information. Where the amendment corrected spelling, punctuation or type face, the amending bylaw number has not been noted in the document.

This document is consolidated for convenience only. The official Bylaw and all amendments thereto are available from the City Clerk and should be consulted in interpreting and applying this Bylaw.

Printed by the City Clerk by authority of City Council.

SECTION	PAGE
1255 Discretionary Uses	756
1256 Rules	758
1257 Density	758
1258 Use Area.....	759
 Division 4: Centre City East Village Mixed Use District (CC-EMU)	
1259 Purpose	761
1260 Permitted Uses.....	761
1261 Discretionary Uses	762
1262 Rules	764
1263 Density	764
1264 Use Area.....	765
 Division 5: Centre City East Village Primarily Residential District (CC-EPR)	
1265 Purpose	767
1266 Permitted Uses.....	767
1267 Discretionary Uses	768
1268 Rules	769
1269 Density	769
1270 Use Area.....	770
 Division 6: Centre City East Village River Residential District (CC-ERR)	
1271 Purpose	773
1272 Permitted Uses.....	773
1273 Discretionary Uses	773
1274 Rules	774
1275 Density	774
1276 Use Area.....	775
 Division 7: Centre City East Village Recreational District (CC-ER)	
1277 Purpose	777
1278 Permitted Uses.....	777
1279 Discretionary Uses	777
1280 Rules	778
1281 Building Design	778
1281.1 Use Area.....	778
1281.2 Use Activities	778
1282 <i>deleted</i>	778
1283 <i>deleted</i>	778
1284 <i>deleted</i>	778
1285 <i>deleted</i>	778.1
1286 <i>deleted</i>	778.1
1287 <i>deleted</i>	778.1
1288 <i>deleted</i>	778.1
1289 <i>deleted</i>	778.1
1290 <i>deleted</i>	778.1
1291 <i>deleted</i>	778.1
1292 <i>deleted</i>	778.1

SECTION	PAGE
1293 <i>deleted</i>	778.1

PART 13: COMMERCIAL RESIDENTIAL DISTRICTS

Division 1: General Rules for Commercial Residential Districts

1294	General Landscaped Area Rules	779
1295	Planting Requirements	780
1296	Low Water Irrigation System	780
1297	Additional Landscaping Rules	780
1298	Residential Amenity Space.....	781
1299	Garbage	782
1300	Recycling Facilities.....	782
1301	Mechanical Screening	782
1302	Visibility Setback	782
1303	Sunlight Protection Areas	782
1304	Parcel Access.....	783

Division 2: Commercial Residential District (CR20-C20/R20)

1305	Purpose	785
1306	Permitted Uses	785
1307	Discretionary Uses	787
1308	Transition Area	789
1309	Rules	790
1310	Floor Area Ratio	790
1311	Sunlight Preservation Density Transfer	790
1312	Building Height	791
1313	Residential Window Separation from the Property Line	791
1314	Floor Plate Restrictions	791
1315	Ground Floor Height.....	791
1316	Use Area.....	791
1317	Office Gross Floor Area and Location	792
1318	Location of Uses within Buildings.....	793
1319	Use Activities	794
1320	Lobbies at Grade.....	794
1321	Street Walls	795
1322	Stephen Avenue Mall – Building Orientation	795
1323	Stephen Avenue Mall – Building Design	796
1324	Landscaping	796
1325	Motor Vehicle Parking Stalls.....	796
1326	Restricted Parking Area.....	797
1327	Short Stay Parking Stalls.....	798
1328	Parking Stall Transfer from a Municipal Historic Resource	799
1329	Location of Motor Vehicle Parking Stalls	800
1330	Bicycle Parking Stall Requirements	800
1331	Location of Bicycle Parking Stalls	801

Division 3: Commercial Residential District (CR20-C20/R20) Incentive Density

1332	Incentive Density Calculation Method	803
------	--------------------------------------------	-----

- (ii) must be approved only in a Direct Control District that specifically includes **Hide Processing Plant** as a *use*;
- (b) is a *use* within the Direct Control Uses Group in Schedule A to this Bylaw; and
- (c) requires a minimum number of **motor vehicle parking stalls**, based on a parking study required at the time of land use redesignation application.

206.1 “Home Based Child Care – Class 1”

17P2009,
28P2021
46P2021

- (a) means:
 - (i) an incidental *use* by a resident of a **Dwelling Unit** for the purpose of providing temporary care or supervision to a maximum of 6 children:
 - (A) under the age of 13 years, or children of 13 or 14 years of age who, because of a special need, require child care; and
 - (B) for periods of less than 24 consecutive hours;
 - (ii) a *use* that may have a maximum of one non-resident employee at any one time working at the residence where the *use* is located;
- (b) is a use within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) must not be located in a **Dwelling Unit** containing another **Home Based Child Care – Class 1** or **Home Occupation – Class 2**;
- (c.1) must not display any *signs* related to the *use* on the *parcel*;
- (d) must have *screening* for any outdoor play areas;
- (e) does not require additional **motor vehicle parking stalls**; and
- (f) does not require **bicycle parking stalls – class 1 or class 2**.

5P2013,

206.2 “Home Based Child Care – Class 2”

17P2009

- (a) means:
 - (i) an incidental *use* by a resident of a **Contextual Single Detached Dwelling, Contextual Semi-detached Dwelling, Duplex Dwelling, Semi-detached Dwelling** or **Single Detached Dwelling** for the purpose of providing temporary care or supervision to a maximum of 10 children:
 - (A) under the age of 13 years, or children of 13 or 14 years of age who, because of a special need, require child care; and

16P2018

- (B) for periods of less than 24 consecutive hours;
- (ii) a **use** that may have a maximum of one non-resident employee at any one time working at the residence where the **use** is located;
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) must be located on a **parcel** with a **parcel width** equal to or greater than 9.0 metres;
- 16P2018 (d) may have an outdoor play area on the **parcel**, provided the outdoor play area is **screened** by a **fence**;
- 16P2018 (i) *deleted*
- 16P2018 (ii) *deleted*
- (e) must not:
 - (i) locate play structures within an **actual front setback area**; and
 - (ii) display any **signs** related to the **use** on the **parcel**;
- (f) requires a minimum of 1.0 **motor vehicle parking stalls** in addition to the **motor vehicle parking stalls** required for the **Contextual Single Detached Dwelling** or **Single Detached Dwelling**;
- (g) requires a minimum of 1.0 **pick-up and drop-off stalls**; and
- (h) does not require **bicycle parking stalls – class 1 or class 2**;

67P2008, 14P2010,
9P2012

207 “Home Occupation – Class 1”

- (a) means:
 - (i) the incidental **use** by a resident of a **Dwelling Unit** for business purposes; and
 - (ii) a **use** that meets all the rules of this section;
- (b) is a **use** within the Subordinate Use Group in Schedule A to this Bylaw;
- (c) may have a maximum of three (3) business associated vehicle visits per week which includes but is not limited to drop-offs, pick-ups, deliveries, and visits from customers or consultants;
- 44P2013 (d) may only have residents of the **Dwelling Unit** work on the **parcel** where the **use** is located;
- 16P2018 (e) must not use the **private garage** or **Accessory Residential Building** for business related activities, except storage where:

**Division 8: Multi-Residential – High Density Low Rise (M-H1)
(M-H1f#h#d#) District**

7P2011

Purpose

635 The Multi-Residential – High Density Low Rise District:

- (a) is intended to provide for **Multi-Residential Development** in the *Developed Area* and the *Developing Area*;
- (b) has **Multi-Residential Development** that will provide *development* with higher numbers of **Dwelling Units** and traffic generation;
- (c) provides for **Multi-Residential Development** in a variety of forms;
- (d) has tall **Multi-Residential Development** with high *density*;
- (e) has **Multi-Residential Development** where intensity is measured by *floor area ratio* to provide flexibility in *building* form and **Dwelling Unit** size and number;
- (f) is intended to be typically located at community nodes and transit and transportation corridors and nodes;
- (g) requires that **Multi-Residential Development** achieves a minimum *density*;
- (h) includes a limited range of support *commercial multi-residential uses*, restricted in size and location within the *building*;
- (i) provides outdoor space for social interaction; and
- (j) provides landscaping to complement the design of the *development* and to help screen and buffer elements of the *development* that may have impacts on residents or nearby *parcels*.

Permitted Uses

636 The following *uses* are *permitted uses* in the Multi-Residential High Density Low Rise District:

- (a) **Accessory Residential Building;**
- (a.1) **Home Based Child Care – Class 1;**
- (b) **Home Occupation – Class 1;**
- (c) **Park;**
- (d) **Protective and Emergency Service;**

17P2009

- 33P2011 (d.1) **Secondary Suite;**
- 4P2012 (e) **Sign – Class A;** and
- 4P2012 (f) *deleted*
- (g) **Utilities.**

34P2010 **Discretionary Uses**

39P2010, 7P2011 **637 (1)** The following *uses* are **discretionary uses** in the Multi-Residential – High Density Low Rise District:

- (a) **Addiction Treatment;**
- 42P2019 (a.1) **Artist’s Studio;**
- (b) **Assisted Living;**
- (c) **Child Care Service;**
- (d) **Community Entrance Feature;**
- (e) **Convenience Food Store;**
- 46P2021 (f) *deleted*
- (g) **Custodial Care;**
- 46P2021 (g.1) **Health Care Service;**
- (h) **Home Occupation – Class 2;**
- (i) **Information and Service Provider;**
- (j) **Live Work Unit;**
- (k) **Multi–Residential Development;**
- (l) **Office;**
- (m) **Outdoor Café;**
- (n) **Place of Worship – Medium;**
- (o) **Place of Worship – Small;**
- (p) **Power Generation Facility – Small;**
- (q) **Print Centre;**
- (r) **Residential Care;**
- 27P2021 (s) **Restaurant: Food Service Only;**
- 27P2021 (s.1) **Restaurant: Licensed;**
- (t) **Retail and Consumer Service;**
- (u) **Service Organization;**
- (v) **Sign – Class B;**
- (w) **Sign – Class C;**
- (x) **Sign – Class D;**

**Division 9: Multi-Residential – High Density Medium Rise (M-H2)
(M-H2f#h#d#) District**

7P2011

Purpose

646 The Multi-Residential – High Density Medium Rise District:

- (a) is intended to provide for **Multi-Residential Development** on selected *parcels* in the *Developed Area* and the *Developing Area*;
- (b) has **Multi-Residential Development** that will provide intense development, with higher numbers of **Dwelling Units** and traffic generation;
- (c) provides for **Multi-Residential Development** in a variety of forms;
- (d) has taller **Multi-Residential Development** with higher *density*;
- (e) has **Multi-Residential Development** where intensity is measured by *floor area ratio* to provide flexibility in *building* form and **Dwelling Unit** size and number;
- (f) is located on strategic *parcels*, including landmark locations, transit and transportation corridors and nodes and employment concentrations;
- (g) requires that **Multi-Residential Development** achieves a minimum density;
- (h) includes a limited range of support *commercial multi-residential uses*, restricted in size and location within the *building*;
- (i) provides outdoor space for social interaction; and
- (j) provides landscaping to complement the design of the *development* and to help screen and buffer elements of the *development* that may have impacts on residents or nearby *parcels*.

Permitted Uses

647 The following *uses* are *permitted uses* in the Multi-Residential – High Density Medium Rise District:

- (a) **Accessory Residential Building;**
- (a.1) **Home Based Child Care – Class 1;**
- (b) **Home Occupation – Class 1;**
- (c) **Park;**
- (d) **Protective and Emergency Service;**

17P2009

- 33P2011 (d.1) **Secondary Suite;**
- 4P2012 (e) **Sign – Class A;** and
- 4P2012 (f) *deleted*
- (g) **Utilities.**

Discretionary Uses

- 34P2010 **648 (1)** The following *uses* are **discretionary uses** in the Multi-Residential –
- 39P2010, 7P2011 High Density Medium Rise District:
 - (a) **Addiction Treatment;**
 - 42P2019 (a.1) **Artist’s Studio;**
 - (b) **Assisted Living;**
 - (c) **Child Care Service;**
 - (d) **Community Entrance Feature;**
 - (e) **Convenience Food Store;**
 - 46P2021 (f) *deleted*
 - (g) **Custodial Care;**
 - (h) **Drinking Establishment – Small;**
 - 46P2021 (h.1) **Health Care Service;**
 - (i) **Home Occupation – Class 2;**
 - (j) **Information and Service Provider;**
 - (k) **Live Work Unit;**
 - (l) **Multi-Residential Development;**
 - (m) **Office;**
 - (n) **Outdoor Café;**
 - (o) **Place of Worship – Medium;**
 - (p) **Place of Worship – Small;**
 - (q) **Power Generation Facility – Small;**
 - (r) **Print Centre;**
 - (s) **Residential Care;**
 - 27P2021 (t) **Restaurant: Food Service Only;**
 - 27P2021 (u) **Restaurant: Licensed;**
 - 27P2021 (u.1) *deleted*
 - (v) **Retail and Consumer Service;**
 - (w) **Service Organization;**

Division 10: Multi-Residential – High Density High Rise (M-H3) (M-H3f#h#d#) District

Purpose

657 The Multi-Residential – High Density High Rise District:

- (a) is intended to provide for **Multi-Residential Development** on selected strategic *parcels* in the *Developed Area* and the *Developing Area*;
- (b) has **Multi-Residential Development** that will provide for the highest intensity *development* of all the *multi-residential districts*, with higher numbers of **Dwelling Units** and traffic generation;
- (c) provides for **Multi-Residential Development** in a variety of forms;
- (d) has the tallest **Multi-Residential Development** with the highest *density*;
- (e) has **Multi-Residential Development** where intensity is measured by *floor area ratio* to provide flexibility in *building* form and **Dwelling Unit** size and number;
- (f) is located on strategic *parcels*, including landmark locations, transit and transportation corridors and nodes and employment concentrations;
- (g) requires that **Multi-Residential Development** achieves a minimum *density*;
- (h) provides the opportunity for a range of support *commercial multi-residential uses*, restricted in size with few restrictions on location within the *building*;
- (i) provides outdoor space for social interaction; and
- (j) provides landscaping to complement the design of the *development* and to help screen and buffer elements of the *development* that may have impacts on residents or nearby *parcels*.

Permitted Uses

658 The following *uses* are *permitted uses* in the Multi-Residential High Density High Rise District:

- (a) **Accessory Residential Building;**
- (a.1) **Home Based Child Care – Class 1;**
- (b) **Home Occupation – Class 1;**
- (c) **Park;**
- (d) **Protective and Emergency Service;**

17P2009

- 33P2011 (d.1) **Secondary Suite;**
- 4P2012 (e) **Sign – Class A;** and
- 4P2012 (f) *deleted*
- (g) **Utilities.**

34P2010 **Discretionary Uses**

34P2010, 7P2011 **659 (1)** The following *uses* are **discretionary uses** in the Multi-Residential – High Density High Rise District:

- (a) **Addiction Treatment;**
- 42P2019 (a.1) **Artist’s Studio;**
- (b) **Assisted Living;**
- (c) **Child Care Service;**
- (d) **Community Entrance Feature;**
- (e) **Convenience Food Store;**
- 46P2021 (f) *deleted*
- (g) **Custodial Care;**
- (h) **Drinking Establishment – Small;**
- 46P2021 (h.1) **Health Care Service;**
- (i) **Home Occupation – Class 2;**
- (j) **Information and Service Provider;**
- (k) **Live Work Unit;**
- (l) **Multi-Residential Development;**
- (m) **Office;**
- (n) **Outdoor Café;**
- (o) **Place of Worship – Medium;**
- (p) **Place of Worship – Small;**
- (q) **Power Generation Facility – Small;**
- (r) **Print Centre;**
- (s) **Residential Care;**
- 27P2021 (t) **Restaurant: Food Service Only;**
- 27P2021 (u) **Restaurant: Licensed;**
- 27P2021 (u.1) *deleted;*
- (v) **Retail and Consumer Service;**
- (w) **Service Organization;**
- (x) **Sign – Class B;**

Division 11: Multi-Residential – Low Profile Support Commercial (M-X1) (M-X1d#) District

Purpose

668 The Multi-Residential – Low Profile Support Commercial District:

- (a) is intended to provide for **Multi-Residential Development** with support commercial *uses* in the *Developed Area* and the *Developing Area*;
- (b) has **Multi-Residential Developments** that will typically provide higher numbers of **Dwelling Units** and traffic generation than low density residential dwellings, and the M-G and M-CG Districts;
- (c) provides for **Multi-Residential Development** in a variety of forms;
- (d) includes a limited range of support **commercial multi-residential uses**, restricted in size and location within the *building*;
- (e) has **Multi-Residential Development** of low height and medium *density*;
- (f) is in close proximity to *low density residential development*;
- (g) requires that **Multi-Residential Development** achieves a minimum *density*;
- (h) provides outdoor space for social interaction; and
- (i) provides landscaping to complement the design of the *development* and to help screen and buffer elements of the *development* that may have impacts on residents or nearby *parcels*.

Permitted Uses

669 The following *uses* are **permitted uses** in the Multi-Residential – Low Profile Support Commercial District:

- (a) **Accessory Residential Building;**
- (a.1) **Home Based Child Care – Class 1;** 17P2009
- (b) **Home Occupation – Class 1;**
- (c) **Park;**
- (d) **Protective and Emergency Service;**
- (d.1) **Secondary Suite;** 33P2011
- (e) **Sign – Class A; and** 4P2012

- 4P2012 (f) *deleted*
 (g) **Utilities.**

34P2010 **Discretionary Uses**

392010, 7P2011 **670 (1)** The following *uses* are **discretionary uses** in the Multi-Residential – Low Profile Support Commercial District:

- 42P2019 (a) **Addiction Treatment;**
 (a.1) **Artist’s Studio;**
 (b) **Assisted Living;**
 (c) **Child Care Service;**
 (d) **Community Entrance Feature;**
 (e) **Convenience Food Store;**
 46P2021 (f) *deleted*
 (g) **Custodial Care;**
 46P2021 (g.1) **Health Care Service;**
 (h) **Home Occupation – Class 2;**
 (i) **Information and Service Provider;**
 (j) **Live Work Unit;**
 (k) **Multi-Residential Development;**
 (l) **Office;**
 (m) **Outdoor Café;**
 (n) **Place of Worship – Medium;**
 (o) **Place of Worship – Small;**
 (p) **Power Generation Facility – Small;**
 (q) **Print Centre;**
 (r) **Residential Care;**
 27P2021 (s) **Restaurant: Food Service Only;**
 27P2021 (s.1) **Restaurant: Licensed;**
 (t) **Retail and Consumer Service;**
 (u) **Service Organization;**
 (v) **Sign – Class B;**
 (w) **Sign – Class C;**
 (x) **Sign – Class D;**
 (y) **Sign – Class E;**

- (z) **Specialty Food Store;**
- (aa) **Take Out Food Service;**
- (bb) **Temporary Residential Sales Centre;** 33P2019
- (bb.1) **Urban Agriculture;** and 33P2019
- (cc) **Utility Building.**
- (2) The following *uses* are additional *discretionary uses* in the Multi Residential – Low Profile Support Commercial District if they are located on a *parcel* in the *developed area* that is used or was previously used as **Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling:** 24P2014
 - (a) **Backyard Suite;** 24P2014
 - (a.1) **Duplex Dwelling;** 33P2011
 - (b) *deleted* 24P2014
 - (c) *deleted* 24P2014
 - (d) *deleted*
 - (e) **Semi-detached Dwelling;** and
 - (f) **Single Detached Dwelling.**

Rules

671 In addition to the rules in this District, all *uses* in this District must comply with:

- (a) the General Rules for Multi-Residential Land Use Districts referenced in Part 6, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

Density

- 672 (1)** The minimum *density* for *parcels* designated M-X1 District is 50 *units* per hectare. 13P2008
- (2)** The maximum *density* for *parcels* designated M-X1 District is 148 *units* per hectare. 13P2008
- (3)** The maximum *density* for *parcels* designated M-X1 District followed by the letter “d” and a number indicated on the Land Use District Maps:
 - (a) is the number expressed in *units* per hectare; and
 - (b) the number after the letter “d” must not be less than the minimum *density* referenced in subsection (1) or exceed the maximum *density* referenced in subsection (2).

Setback Area

- 673** The depth of all **setback areas** must be equal to the minimum **building setback** required in section 674.

Building Setbacks

- 674** (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 **street** for a **street-oriented multi-residential building** is zero metres.
- (3) The minimum **building setback** from a **property line** shared with a **lane** is 1.2 metres.
- (4) Unless otherwise referenced in subsection (5), the minimum **building setback** from a **property line** shared with another **parcel** is 1.2 metres.
- (5) The minimum **building setback** from a **property line** shared with another **parcel** for a **street-oriented multi-residential building** is zero metres when the adjoining **parcel** is designated as a C-N1, C-COR1, CC-X or CC-COR District or a **multi-residential district**.

51P2008

Landscaping

- 675** At least 80.0 per cent of the required **landscaped area** must be provided at **grade**.

Building Height

- 676** (1) Unless otherwise referenced in subsections (2) and (3), the maximum **building height** is 14.0 metres.
- (2) Where a **parcel** shares a **property line** with a **parcel** designated as a **low density residential district** or M-G District, the maximum **building height**:
- (a) is 9.0 metres measured from **grade** at the shared **property line**; and
- (b) increases proportionately to a maximum of 14.0 metres measured from **grade** at a distance of 5.0 metres from the shared **property line**.
- (3) Where a **parcel** shares a **property line** with a **street** the maximum **building height** is:
- (a) 10.0 metres measured from **grade** within 3.0 metres of that shared **property line**; and
- (b) 14.0 metres measured from **grade** at a distance greater than 3.0 metres from that shared **property line**.
- (4) The following diagrams illustrate the rules of subsections (2) and (3):

Division 12: Multi-Residential – Medium Profile Support Commercial (M-X2) (M-X2f#d#) District

7P2011

Purpose

678 The Multi-Residential – Medium Profile Support Commercial District:

- (a) is intended to provide for **Multi-Residential Development** with support commercial uses on *parcels* in the *Developed Area* and the *Developing Area*;
- (b) has **Multi-Residential Development** that will have higher numbers of **Dwelling Units** and traffic generation than low density residential dwellings and low profile *multi-residential districts*;
- (c) provides for **Multi-Residential Development** in a variety of forms;
- (d) includes a limited range of support *commercial multi-residential uses*, restricted in size and location within the *building*;
- (e) has **Multi-Residential Development** of medium height and medium *density*;
- (f) has **Multi-Residential Development** where intensity is measured by *floor area ratio* to provide flexibility in *building* form and **Dwelling Unit** size and number;
- (g) is typically located at community nodes or transit and transportation corridors and nodes;
- (h) is in close proximity or *adjacent* to, low density residential development;
- (i) requires that **Multi-Residential Development** achieves a minimum *density*;
- (j) provides outdoor space for social interaction; and
- (k) provides landscaping to complement the design of the *development* and to help screen and buffer elements of the *development* that may have impacts on residents or nearby *parcels*.

Permitted Uses

679 The following *uses* are *permitted uses* in the Multi-Residential – Medium Profile Support Commercial District:

- (a) **Accessory Residential Building;**
- 17P2009 (a.1) **Home Based Child Care – Class 1;**
- (b) **Home Occupation – Class 1;**
- (c) **Park;**
- (d) **Protective and Emergency Service;**
- 33P2011 (d.1) **Secondary Suite;**
- 4P2012 (e) **Sign – Class A; and**
- 4P2012 (f) *deleted*
- (g) **Utilities.**

Discretionary Uses

680 (1) The following *uses* are *discretionary uses* in the Multi-Residential – Medium Profile Support Commercial District:

- (a) **Addiction Treatment;**
- 42P2019 (a.1) **Artist's Studio;**
- (b) **Assisted Living;**
- (c) **Child Care Service;**
- (d) **Community Entrance Feature;**
- (e) **Convenience Food Store;**
- 46P2021 (f) *deleted*
- (g) **Custodial Care;**
- 46P2021 (g.1) **Health Care Service;**
- (h) **Home Occupation – Class 2;**
- (i) **Information and Service Provider;**
- (j) **Live Work Unit;**
- (k) **Multi – Residential Development;**
- (l) **Office;**
- (m) **Outdoor Café;**
- (n) **Place of Worship – Medium;**
- (o) **Place of Worship – Small;**
- (p) **Power Generation Facility – Small;**

- (q) **Print Centre;**
 - (r) **Residential Care;**
 - (s) **Restaurant: Food Service Only;** 27P2021
 - (s.1) **Restaurant: Licensed;** 27P2021
 - (t) **Retail and Consumer Service;**
 - (u) **Service Organization;**
 - (v) **Sign – Class B;**
 - (w) **Sign – Class C;**
 - (x) **Sign – Class D;**
 - (y) **Sign – Class E;**
 - (z) **Specialty Food Store;**
 - (aa) **Take Out Food Service;**
 - (bb) **Temporary Residential Sales Centre;** 33P2019
 - (bb.1) **Urban Agriculture;** and 33P2019
 - (cc) **Utility Building.**
- (2)** The following *uses* are additional *discretionary uses* in the Multi Residential – Medium Profile Support Commercial District if they are located on a *parcel* in the *developed area* that is used or was previously used as **Duplex Dwelling, Semi-detached Dwelling or Single Detached Dwelling:**
- (a) **Backyard Suite;** 24P2014
 - (a.1) **Duplex Dwelling;** 24P2014
 - (b) *deleted* 33P2011
 - (c) *deleted* 24P2014
 - (d) *deleted* 24P2014
 - (e) **Semi-detached Dwelling;** and
 - (f) **Single Detached Dwelling.**

Rules

681 In addition to the rules in this District, all *uses* in this District must comply with:

- (a) the General Rules for Multi-Residential Land Use Districts referenced in Part 6, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

7P2011

Floor Area Ratio

- 682** (1) The maximum *floor area ratio* is 3.0.
- (2) The maximum *floor area ratio* for all *buildings* on *parcels* designated M-X2 District is the number following the letter “f” when indicated on the Land Use District Maps, which must be less than 3.0.

Density

13P2008

- 683** (1) The minimum *density* for *parcels* designated M-X2 District is 60 *units* per hectare.
- (2) There is no maximum *density* for *parcels* designated M-X2 District, unless established as referenced in subsection (3).
- (3) The maximum *density* for *parcels* designated M-X2 District followed by the letter “d” and a number indicated on the Land Use District Maps:
- (a) is the number expressed in *units* per hectare; and
 - (b) the number after the letter “d” must not be less than the minimum *density* referenced in subsection (1).

Setback Areas

- 684** The depth of all *setback areas* must be equal to the minimum *building setback* required in section 685.

Building Setbacks

51P2008

- 685** (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 *street* for a *street-oriented multi-residential building* is zero metres.
- (3) The minimum *building setback* from a *property line* shared with a *lane* is 1.2 metres.
- (4) Unless otherwise referenced in subsection (5), the minimum *building setback* from a *property line* shared with another *parcel* is 1.2 metres.
- (5) The minimum *building setback* from a *property line* shared with another *parcel* for a *street-oriented multi-residential building* is zero metres when the adjoining *parcel* is designated as a C-N1, C-COR1, CC-X or CC-COR District or any *multi-residential district*.

Landscaping

- 686** At least 80.0 per cent of the required *landscaped area* must be provided at *grade*.

- (2) The maximum *use area* of a **Convenience Food Store**, or a **Convenience Food Store** combined with any other *use*, is 465.0 square metres.
- (2.1) The maximum *public area* for a **Restaurant: Food Service Only** or **Restaurant: Licensed** is 150.0 square metres. 27P2021
- (3) The following *uses* do not have a *use area* restriction:
- (a) **Addiction Treatment**;
 - (a.1) **Assisted Living**; 24P2011
 - (b) **Custodial Care**; and
 - (c) **Residential Care**.

Location of Uses within Buildings

- 729 (1) **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** and **Residential Care** must not be located on the ground floor of a *building*. 24P2011
- (2) “Commercial Uses” and **Live Work Units**:
- (a) may be located on the same floor as **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** and **Residential Care**; and
 - (b) must not share an internal hallway with **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** or **Residential Care**.
- (3) Where this section refers to “Commercial Uses,” it refers to the listed *uses* in sections 722 and 723, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit, Live Work Unit, and Residential Care**.

Front Setback Area

- 730 The *front setback area* must have a minimum depth of 3.0 metres.

Rear Setback Area

- 731 (1) Where the *parcel* shares a *rear property line* with a *parcel* designated as:
- (a) a *commercial district*, there is no requirement for a *rear setback area*;
 - (b) an *industrial district*, the *rear setback area* must have a minimum depth of 1.2 metres;
 - (c) a *residential district*, the *rear setback area* must have a minimum depth of 5.0 metres; and

- (d) a **special purpose district**, the **rear setback area** must have a minimum depth of 3.0 metres.
- (2) Where the **parcel** shares a **rear property line** with a **lane**, **LRT corridor**, or **street**, the **rear setback area** must have a minimum depth of 3.0 metres.

Side Setback Area

- 732 (1)** Where the **parcel** shares a **side property line** with a **parcel** designated as:
- (a) a **commercial district**, there is no requirement for a **side setback area**;
 - (b) an **industrial district**, the **side setback area** must have a minimum depth of 1.2 metres;
 - (c) a **residential district**, the **side setback area** must have a minimum depth of 5.0 metres; and
 - (d) a **special purpose district**, the **side setback area** must have a minimum depth of 3.0 metres.
- (2) Where the **parcel** shares a **side property line** with a **lane**, **LRT corridor**, or **street**, the **side setback area** must have a minimum depth of 3.0 metres.

Landscaping In Setback Areas

- 733 (1)** Where a **setback area** shares a **property line** with an **LRT Corridor** or **street**, the **setback area** must:
- (a) be a **soft surfaced landscaped area**; and
 - (b) provide a minimum of 1.0 trees and 2.0 shrubs:
 - (i) for every 35.0 square metres; or
 - (ii) for every 50.0 square metres, where irrigation is provided by a **low water irrigation system**.
- (2) Where a **setback area** shares a **property line** with a **parcel** that is designated as a **residential district**, the **setback area** must:
- (a) be a **soft surfaced landscaped area**;
 - (b) provide a minimum of 1.0 trees:
 - (i) for every 30.0 square metres; or
 - (ii) for every 45.0 square metres, where irrigation is provided by **low water irrigation system**; and
 - (c) provide trees planted in a linear arrangement along the length of the **setback area**.

- (i) for every 30.0 square metres; or
 - (ii) for every 45.0 square metres, where irrigation is provided by a **low water irrigation system**; and
 - (c) provide trees planted in a linear arrangement along the length of the **setback area**.
- (4) Where a **setback area** shares a **property line** with a **parcel** designated as a **commercial, industrial** or **special purpose district**, the **setback area**:
- (a) must be a **soft surfaced landscaped area**;
 - (b) may have a sidewalk along the length of the **building**; and
 - (c) must provide a minimum of 1.0 trees and 2.0 shrubs:
 - (i) for every 35.0 square metres; or
 - (ii) for every 50.0 square metres, where irrigation is provided by a **low water irrigation system**.
- (5) Where a **setback area** shares a **property line** with a **lane** that separates the **parcel** from a **parcel** designated as a **residential district** and there is no access from the **lane**, the **setback area**:
- (a) must be a **soft surfaced landscaped area**;
 - (b) may have a sidewalk along the length of the **building**; and
 - (c) must provide a minimum of 1.0 trees and 2.0 shrubs:
 - (i) for every 35.0 square metres; or
 - (ii) for every 50.0 square metres, where irrigation is provided by a **low water irrigation system**.

Minimum Required Motor Vehicle Parking Stalls

791 *deleted*

48P2020

Division 6: Industrial – Redevelopment (I-R) District

Purpose

967 The Industrial – Redevelopment District is intended to be characterized by:

- (a) small blocks of *parcels* originally surveyed on a grid lotting pattern contained within the Alyth, Bonnybrook, Greenview, Manchester, and Skyline Industrial Areas;
- (b) fragmented land ownership creating *parcels* that are small and narrow in width;
- (c) small, narrow *parcels* where it may be difficult to provide landscaping along the front and corner *side property lines* and where it may be difficult to provide *motor vehicle parking stalls*; 48P2020
- (d) reduction in landscaping standards in order to facilitate redevelopment of the smaller *parcel* and achieve parking on the *parcel*;
- (e) *parcels* that are not located along a *major street* or share a *property line* with a *residential district*; and
- (f) a wide range of industrial *uses* that would allow for reuse and redevelopment of existing *parcels*.

Permitted Uses

968 The following *uses* are *permitted uses* in the Industrial – Redevelopment District: 32P2009

- (a) **Artist’s Studio**;
- (b) **Auto Body and Paint Shop**;
- (c) **Auto Service – Major**;
- (d) **Auto Service – Minor**;
- (e) *deleted* 16P2018
- (e.1) **Beverage Container Quick Drop Facility**; 37P2014
- (e.2) **Brewery, Winery and Distillery**; 49P2017
- (f) **Car Wash – Multi-Vehicle**;
- (g) **Car Wash – Single Vehicle**;
- (h) **Catering Service – Major**;
- (i) **Catering Service – Minor**;
- (j) **Crematorium**;
- (k) **Dry-cleaning and Fabric Care Plant**;

- (l) **General Industrial – Light;**
- (m) **General Industrial – Medium;**
- (n) **Indoor Recreation Facility;**
- (o) **Large Vehicle Service;**
- (p) **Large Vehicle Wash;**
- (q) **Motion Picture Production Facility;**
- (r) **Park;**
- (s) **Parking Lot – Grade;**
- (t) **Parking Lot – Structure;**
- (u) **Power Generation Facility – Medium;**
- (v) **Power Generation Facility – Small;**
- (w) **Protective and Emergency Service;**
- (x) **Recreational Vehicle Service;**
- (x.1) **Recyclable Material Drop-Off Depot;**
- (y) **Sign – Class A;**
- (z) **Sign – Class B;**
- (aa) **Sign – Class D;**
- (bb) **Utilities;**
- (cc) **Utility Building;**
- (dd) **Vehicle Storage – Large;**
- (ee) **Vehicle Storage – Passenger; and**
- (ff) **Vehicle Storage – Recreational.**

16P2018

32P2009

Discretionary Uses

969 The following *uses* are *discretionary uses* in the Industrial – Redevelopment District:

- (a) **Auction Market – Other Goods;**
- (b) **Auction Market – Vehicles and Equipment;**
- (b.1) *deleted*
- (c) **Building Supply Centre;**
- (d) **Bulk Fuel Sales Depot;**
- (e) **Child Care Service;**
- (f) *deleted*
- (g) **Custodial Quarters;**

22P2016, 49P2017

46P2021

(h)	Drive Through;	
(i)	Equipment Yard;	
(j)	Fleet Service;	
(j.1)	Health Care Service;	46P2021
(k)	Information and Service Provider;	
(l)	Instructional Facility;	
(m)	Kennel;	
(n)	Large Vehicle and Equipment Sales;	9P2012
(o)	Office;	
(p)	Outdoor Café;	
(p.1)	Payday Loan;	43P2015
(q)	Pet Care Service;	
(r)	Print Centre;	
(s)	Recreational Vehicle Sales;	
(t)	Restaurant: Food Service Only;	27P2021
(u)	Restaurant: Licensed;	27P2021
(v)	Restored Building Product Sales Yard;	
(w)	Salvage Yard;	
(x)	Self Storage Facility;	
(y)	Service Organization;	
(z)	Storage Yard;	
(aa)	Sign – Class C;	
(bb)	Sign – Class E;	
(cc)	Sign – Class F;	
(cc.1)	Sign – Class G;	
(dd)	Special Function – Class 2;	30P2011
(ee)	<i>deleted</i>	4P2012
(ff)	Take Out Food Service;	4P2012
(ff.1)	Urban Agriculture;	33P2019
(gg)	Vehicle Sales – Minor;	38P2013
(hh)	Veterinary Clinic;	38P2013
(ii)	Wind Energy Conversion System – Type 1; and	38P2013
(jj)	Wind Energy Conversion System – Type 2.	38P2013

Rules

970 In addition to the rules in this District, all *uses* in this District must comply with:

- (a) the General Rules for Industrial Land Use Districts referenced in Part 8, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

Building Size

971 The maximum *gross floor area* of all *buildings* on a *parcel* that is not serviced by *City* water and sewer is 1600.0 square metres.

Floor Area Ratio

972 The maximum *floor area ratio* for *buildings* on a *parcel* that is serviced by *City* water and sewer is 1.0.

Building Height

973 The maximum *building height* is 16.0 metres.

27P2021

Use area

973.1 The maximum *public area* for a **Restaurant: Food Service Only** or **Restaurant: Licensed** is 150.0 square metres.

Screening

32P2009

- 974** (1) Loading docks and mechanical equipment that are part of a *building* must be *screened* from view of an *adjacent expressway* or *major street*.
- (2) Where a *use* has outdoor activities or equipment located outside of a *building*, those activities or equipment must be *screened* from view of:
- (a) an *adjacent expressway*, *major street*, *LRT corridor* or regional pathway; or
 - (b) a *street* or *lane* where the *street* or *lane* separates the *parcel* from a *residential district* or *special purpose district*.

Building Setback

32P2009

974.1 The minimum *building setback* from a *property line* shared with the Headworks Canal operated by the Western Irrigation District is 15.0 metres.

Front Setback Area

- 975** Where the *parcel* shares a *front property line* with a *street* and the length of that *front property line* is:
- (a) less than 45.0 metres, there is no requirement for a *front setback area*;
 - (b) 45.0 metres or more but less than 60.0 metres, the *front setback area* must have a minimum depth of 1.0 metre;

Division 5: Special Purpose – Recreation (S-R) District

Purpose

- 1041 (1)** The Special Purpose – Recreation District is intended to:
- (a) accommodate a range of indoor and outdoor recreation uses;
 - (b) provide for complementary *uses* located within *buildings* occupied by indoor and outdoor recreation *uses*; and
 - (c) be applied to *parcels* of various sizes with a greater range of *use* intensities.
- (2)** The Special Purpose – Recreation District should not be applied to land dedicated as reserve pursuant to the *Municipal Government Act* or its predecessors.

Permitted Uses

- 1042** The following *uses* are *permitted uses* in the Special Purpose – Recreation District:
- (a) **Natural Area;**
 - (b) **Park;**
 - (c) **Park Maintenance Facility – Small;**
 - (d) **Power Generation Facility – Small;**
 - (e) **Sign – Class A; and** 4P2012
 - (f) *deleted* 4P2012
 - (g) **Utilities.**

Discretionary Uses

- 1043 (1)** The following *uses* are *discretionary uses* in the Special Purpose – Recreation District:
- (a) **Community Entrance Feature;**
 - (b) **Community Recreation Facility;**
 - (c) **Food Kiosk;**
 - (d) **Indoor Recreation Facility;**
 - (e) **Library;**
 - (f) **Museum;**
 - (g) **Outdoor Café;**
 - (h) **Outdoor Recreation Area;**

- (i) **Park Maintenance Facility – Large;**
- (j) **Performing Arts Centre;**
- (k) **Power Generation Facility – Medium;**
- (l) **Protective and Emergency Service;**
- (m) **Service Organization;**
- (n) **Sign – Class B;**
- (o) **Sign – Class C;**
- (p) **Sign – Class D;**
- (q) **Sign – Class E;**
- 71P2008 (q.1) **Sign – Class F;**
- 4P2012 (q.2) **Special Function – Class 2;**
- 13P2013, 38P2013 (r) **Spectator Sports Facility;**
- 33P2019 (r.1) **Urban Agriculture;**
- 14P2010, 38P2013 (s) **Utility Building;**
- 38P2013 (t) **Wind Energy Conversion System – Type 1; and**
- 38P2013 (u) **Wind Energy Conversion System – Type 2.**
- 67P2008, 39P2010 **(2)** The following *uses* are **discretionary uses** in the Special Purpose – Recreation District when they occur within a **building** used for an **Indoor Recreation Facility, Library, Museum, Performing Arts Centre** or **Spectator Sports Facility**:
 - (a) **Accessory Liquor Service;**
 - (b) **Child Care Service;**
 - (c) **Conference and Event Facility;**
 - 27P2021 (d) *deleted*
 - 46P2021 (d.1) **Health Care Service;**
 - 27P2021 (e) **Restaurant: Food Service Only;**
 - 27P2021 (f) *deleted*
 - 27P2021 (g) **Restaurant: Licensed; and**
 - 27P2021 (h) *deleted*
 - (i) **Retail and Consumer Service.**
- 67P2008, 39P2010 **(3)** The following *uses* are **discretionary uses** in the Special Purpose – Recreation District when they occur on a **parcel** used for a **Park**:
 - 27P2021 (a) **Restaurant: Food Service Only;**
 - 27P2021 (b) **Restaurant: Licensed; and**
 - (c) **Retail and Consumer Service.**

Division 7: Centre City East Village Recreational District (CC-ER)

Purpose

1277 The Centre City East Village Recreational District is intended to be characterized by:

- (a) a multi-use plaza for informal and formal public activities;
- (b) **building** design consistent with the form, character and aesthetic quality of the open space immediately adjacent to the Bow River;
- (c) a small amount of low intensity commercial **uses**; and
- (d) a range of low intensity, seasonal **uses**.

Permitted Uses

1278 The following **uses** are **permitted uses** in the Centre City East Village Recreational District:

- (a) **Park**;
- (b) **Protective and Emergency Service**; and
- (c) **Utilities**.

Discretionary Uses

1279 The following **uses** are **discretionary uses** in the Centre City East Village Recreational District:

- (a) **Community Entrance Feature**;
- (b) **Food Kiosk**;
- (c) *deleted* 27P2021
- (c.1) **Health Care Service**; 46P2021
- (d) **Outdoor Café**;
- (e) **Power Generation Facility – Small**;
- (f) **Restaurant: Food Service Only**; 27P2021
- (g) **Restaurant: Licensed**; 27P2021
- (g.1) **Retail and Consumer Service**; 27P2021
- (h) **Sign – Class A**;
- (i) **Sign – Class B**;
- (j) **Sign – Class D**;
- (k) **Sign – Class E**;
- (l) **Special Function – Class 2**;

- 33P2019 (m) **Take Out Food Service;**
 33P2019 (m.1) **Urban Agriculture;** and
 (n) **Utility Building.**
 27P2021,
 46P2021 (2) *deleted*

Rules

1280 In addition to the rules in this District, all *uses* in this District must comply with:

- (a) the General Rules for Centre City East Village Districts referenced in Part 12, Division 1;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses and Use Rules referenced in Part 4.

Building Design

16P2018 **1281** The *parcel* located north of 7 Avenue S.E., south of 6 Avenue S.E. and between 4 Street S.E. and Riverfront Lane S.E. is allowed a maximum of one *building* with:

- (a) a maximum *gross floor area* of 100.0 square metres; and
- (b) a maximum *building height* of 10.0 metres, not to exceed one storey.

27P2021,
 46P2021

Use Area

1281.1(1) The maximum *use area* for a **Health Care Service** located on the ground floor of a *building* is 200.0 square metres, unless the *use* activities are limited to counselling, in which case the maximum *use area* is 465.0 square metres.

46P2021

- (2) The maximum *public area* for a **Restaurant: Food Service Only** or **Restaurant: Licensed** is 150.0 square metres.

27P2021

Use Activities

1281.2 **Retail and Consumer Service uses** in this District are limited to the following activities:

- (a) market for the sale of new or used goods and food products, not including live animals, by multiple vendors renting tables or space either in an enclosed building or outdoors.

1282 *deleted*

1283 *deleted*

1284 *deleted*

1285 *deleted*

1286 *deleted*

1287 *deleted*

1288 *deleted*

1289 *deleted*

1290 *deleted*

1291 *deleted*

1292 *deleted*

1293 *deleted*
