

BYLAW NUMBER 130D2025

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2024-0321/CPC2025-0559)**

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 JULY 16, 2025

READ A SECOND TIME ON JULY 16, 2025

READ A THIRD TIME ON JULY 16, 2025

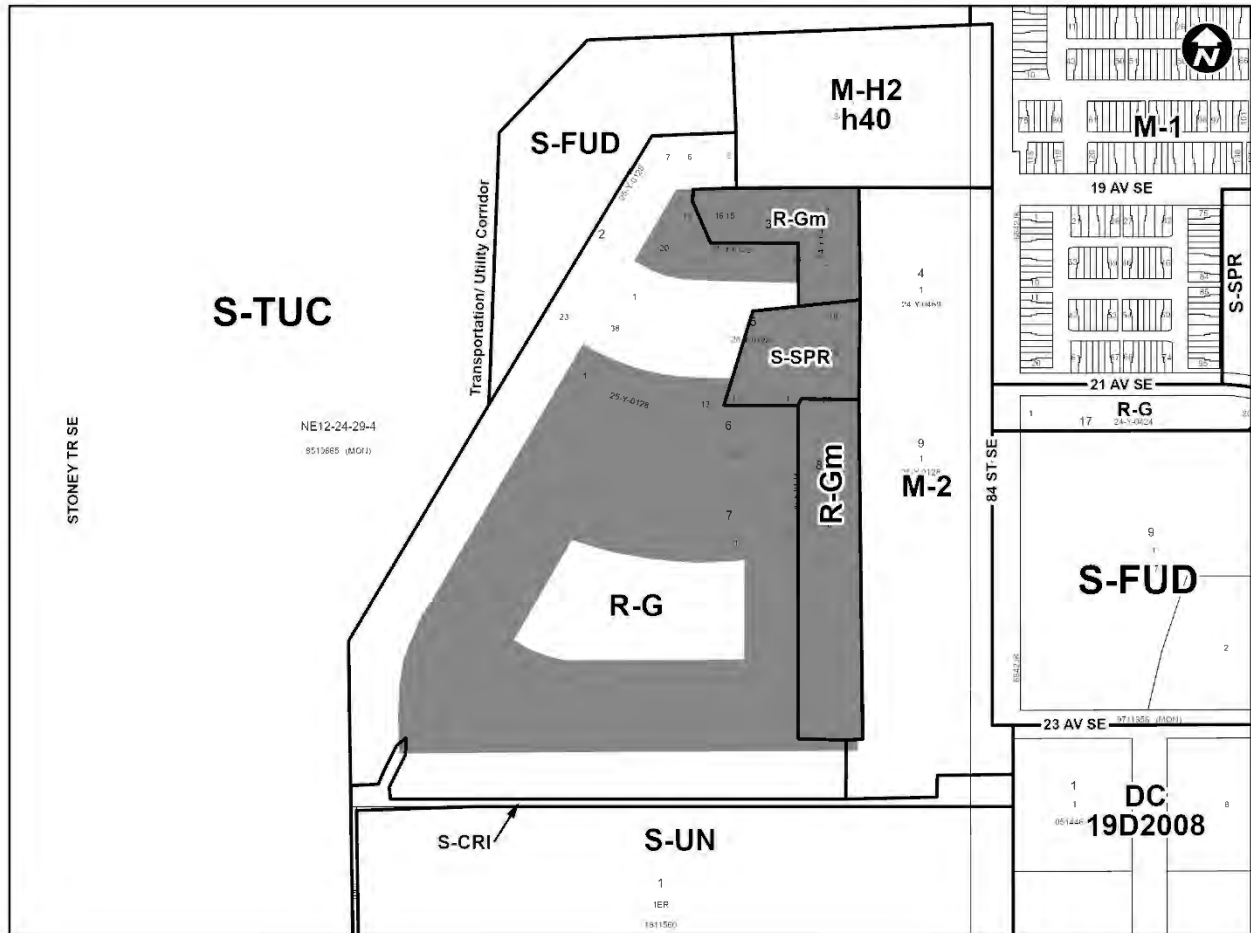


MAYOR
SIGNED ON JULY 16, 2025

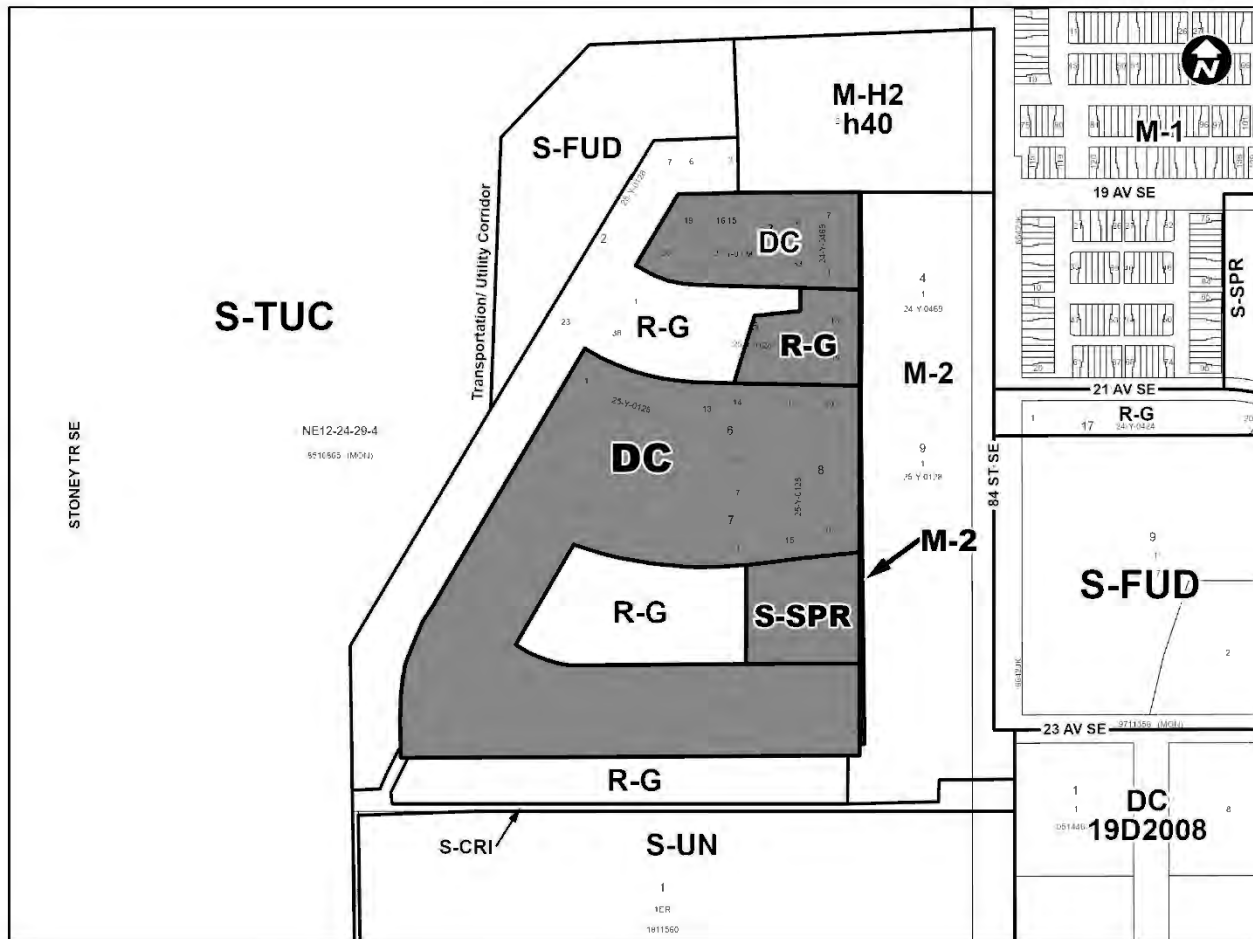


DEPUTY CITY CLERK
SIGNED ON JULY 16, 2025

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to accommodate street-oriented residential development in the form of semi-detached dwellings and rowhouses on small-scale lots with minimal rear yard setbacks and rear lane access in the developing area.

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.

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) The minimum **parcel width** for each **parcel** containing one **unit** of a **Semi-detached Dwelling** or **Single Detached Dwelling** is:
- (a) 7.2 metres for a **corner parcel**; and
 - (b) 6.0 metres in all other cases.
- (2) The minimum **parcel width** for a **parcel** containing one **unit** of a **Duplex Dwelling** or a **Rowhouse Building** is:
- (a) 4.5 metres for a **corner parcel**; and
 - (b) 3.3 metres in all other cases.
- (3) There is no minimum **parcel width** for a **Cottage Housing Cluster** or **carriage house lot**.

Parcel Depth

- 8 The minimum **parcel depth** is 18.5 metres.

Parcel Area

- 9 (1) The minimum area of a **parcel** is:
- (a) 111.0 square metres for each **parcel** containing one **unit** of a **Semi-detached Dwelling** or **Single Detached Dwelling**; and
 - (b) 62.0 square metres for each **parcel** containing one **unit** of a **Duplex Dwelling** or a **Rowhouse Building**.
- (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** is 90.0 square metres per **Dwelling Unit**.

Parcel Coverage

- 10 (1) The maximum **parcel coverage** is 90.0 per cent of the area of the **parcel**.

- (2) The maximum **parcel coverage** referenced in subsection (1) must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not located in a **private garage**.

Building Setback Areas

- 11 The minimum depth of all **setback areas** must be equal to the minimum **building setbacks** required in sections 12, 13 and 14.

Building Setback from Front Property Line

- 12 (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **front property line** is 2.0 metres.
- (2) The minimum **building setback** from a **front property line** is 1.5 metres for a:
- (a) **porch**;
 - (b) **balcony**;
 - (c) column; or
 - (d) post.

Building Setback from Side Property Line

- 13 (1) Unless otherwise referenced in subsection (2), (3), (4) or (5), the minimum **building setback** from any **side property line** is 1.2 metres.
- (2) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 1.2 metres, except for a projection as allowed in subsection (3), provided there is no portion of a **building** located within 3.0 metres of:
- (a) the back of a public sidewalk; or
 - (b) the curb where there is no public sidewalk.
- (3) Eaves may project a maximum of 0.6 metres into any **side setback area**.
- (4) For **parcels** of less than 13.0 metres in width, the **building setback** required may be reduced to 0.6 metres where:
- (a) the owner of the **parcel** proposed for **development** and the owner of the **adjacent parcel** register, against both titles, a 1.8 metre exclusive private access easement;
 - (b) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located; and
 - (c) notwithstanding subsection (3), eaves may project a maximum of 0.45 metres into the **side setback area**.

- (5) For a **Backyard Suite, Rowhouse Building** or **Semi-detached Dwelling** there is no requirement for a **building setback** from the **property line** on which a party wall is located that separates two or more **Dwelling Units** or **Backyard Suites**.

Building Setback from Rear Property Line

- 14 (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.

Outdoor Private Amenity Space

- 15 (1) Each **Dwelling Unit** must have a **private amenity space** for the use of the occupants of the **Dwelling Unit** that:
- (a) has a minimum area of 7.0 square metres with no dimension less than 2.0 metres; and
- (b) must be in the form of a **porch, balcony, deck** or **patio**.
- (2) Where a **patio** is located within 4.0 metres of a **side property line** of a **parcel** containing a **Dwelling Unit**, it must be **screened**.

Balconies

- 16 (1) Subsection 340(1) and (2) of Bylaw 1P2007 do not apply in this Direct Control District.
- (2) Unless otherwise referenced in this Part, a **privacy wall** located on a **balcony**:
- (a) must not exceed 3.0 metres in height when measured from the surface of the **balcony**; and
- (b) must not be located between the foremost front façade of the **main residential building** and the **front property line**.
- (3) A **balcony** attached to a **Semi-detached Dwelling** or **Rowhouse Building** within 1.2 metres of a party wall must have a solid **privacy wall** that:
- (a) is a minimum of 2.0 metres in height;
- (b) is a maximum of 3.0 metres in height; and
- (c) extends the full depth of the **balcony**.

Building Height

- 17 The maximum **building height** is 13.0 metres.

Vehicle Access

- 18 (1) All vehicle access to a ***parcel*** must be from a ***lane***.
- (2) A ***driveway*** must not have direct access to a ***street***.
- (3) A ***private garage*** may only be allowed at the rear of a ***unit***.

Relaxations

- 19 The ***Development Authority*** may relax the rules contained in Sections 6 through 18 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.