

THE CITY OF CALGARY

LAND USE BYLAW 1P2007

OFFICE CONSOLIDATION

BYLAWS AMENDING THE TEXT OF BYLAW 1P2007

11P2008	June 1, 2008	32P2009	December 14, 2009	35P2011	December 5, 2011
13P2008	June 1, 2008	46P2009	December 14, 2009	36P2011	December 5, 2011
15P2008	June 1, 2008	38P2009	December 15, 2009	4P2012	January 10, 2012
47P2008	June 1, 2008	3P2010	March 1, 2010	2P2012	February 6, 2012
48P2008	June 1, 2008	11P2010	April 19, 2010		
49P2008	June 1, 2008	14P2010	May 17, 2010		
50P2008	June 1, 2008	26P2010	May 17, 2010		
53P2008	June 1, 2008	12P2010	June 7, 2010		
54P2008	May 12, 2008	19P2010	June 7, 2010		
57P2008	June 9, 2008	23P2010	June 7, 2010		
67P2008	October 1, 2008	32P2010	July 26, 2010		
68P2008	October 6, 2008	34P2010	August 19, 2010		
71P2008	December 22, 2008	39P2010	November 22, 2010		
51P2008	January 4, 2009	7P2011	January 10, 2011		
75P2008	January 4, 2009	13P2011	February 7, 2011		
1P2009	January 26, 2009	21P2011	June 20, 2011		
10P2009	April 21, 2009	24P2011	June 27, 2011		
17P2009	June 1, 2009	27P2011	July 1, 2011		
28P2009	July 13, 2009	30P2011	July 25, 2011		
31P2009	September 14, 2009	31P2011	September 12, 2011		
41P2009	October 13, 2009	33P2011	September 19, 2011		

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.

Land Use Planning in the Province of Alberta is regulated by the Municipal Government Act, Part 17, which contains the following purpose statement:

The purpose of this Part and the regulations and bylaws under this Part is to provide means whereby plans and related matters may be prepared and adopted

(a) to achieve the orderly, economical and beneficial development, use of land and patterns of human settlement, and

(b) to maintain and improve the quality of the physical environment within which patterns of human settlement are situated in Alberta,

without infringing on the rights of individuals for any public interest except to the extent that is necessary for the overall greater public interest.

PUBLISHING INFORMATION

TITLE: THE CALGARY LAND USE BYLAW 1P2007

AUTHOR: LAND USE BYLAW SUSTAINMENT TEAM,
DEVELOPMENT & BUILDING APPROVALS,
PLANNING IMPLEMENTATION

STATUS: APPROVED BY CITY COUNCIL
2007 JULY 23

PRINTING DATE: 2008 AUGUST

ADDITIONAL COPIES: THE CITY OF CALGARY
DEVELOPMENT & BUILDING APPROVALS
PLANNING IMPLEMENTATION
DOCUMENT SALES CENTRE #8135
P.O. BOX 2100, STN M
CALGARY, ALBERTA T2P 2M5

PHONE: CALL 3-1-1

WEB: calgary.ca/landusebylaw

DOWNLOAD FROM: calgary.ca/landusebylaw

GO TO: The Calgary Land Use Bylaw, 1P2007

SECTION	PAGE
302 Sign – Class D.....	253
303 Sign – Class E.....	253
304 Sign – Class F.....	254
304.1 Sign – Class G.....	254
305 Single Detached Dwelling.....	255
306 Slaughter House.....	255
307 Social Organization.....	256
308 Special Function – Class 1.....	257
309 Special Function – Class 2.....	257
309.1 Specialized Industrial.....	258
310 Specialty Food Store.....	259
311 Spectator Sports Facility.....	260
312 Stock Yard.....	260
313 Storage Yard.....	261
314 Supermarket.....	262
315 Take Out Food Service.....	267
316 Temporary Residential Sales Centre.....	267
317 Temporary Shelter.....	268
318 Tire Recycling.....	268
319 Townhouse.....	268
320 Tree Farm.....	269
321 Utilities.....	269
321.1 Utilities - Linear.....	270
322 Utility Building.....	270
323 Vehicle Rental – Major.....	271
324 Vehicle Rental – Minor.....	271
325 Vehicle Sales – Major.....	272
326 Vehicle Sales – Minor.....	272
327 Vehicle Storage – Large.....	273
328 Vehicle Storage – Passenger.....	274
329 Vehicle Storage – Recreational.....	275
330 Veterinary Clinic.....	276
331 <i>deleted</i>	276
332 <i>deleted</i>	276
333 Waste Disposal and Treatment Facility.....	276

SECTION	PAGE
PART 5: LOW DENSITY RESIDENTIAL DISTRICTS	
Division 1: General Rules for Low Density Residential Land Use Districts	
334	Projections Into Setback Areas 279
335	Length of Portions of a Building in Setback Areas 279
336	Projections Into Front Setback Area 279
337	Projections Into Side Setback Area 280
338	Projections Into Rear Setback Area 281
338.1	Patios 281
339	Decks 282
340	Balconies 282
341	Driveways 283
342	Retaining Walls 284
343	Fences 284
343.1	Solar Collectors 284
344	Objects Prohibited or Restricted 285
345	Accessory Residential Building 285
346	Restrictions on Use of Accessory Residential Building 286
347	Contextual Single Detached Dwelling 287
347.1	Contextual Semi-detached Dwelling 289
347.2	Planting Requirement for Contextual Single Detached and Contextual Semi-detached Dwellings 291
348	Visibility Setback 291
349	Roof Equipment Projection 291
350	Private Maintenance Easements 292
351	Secondary Suite – Setbacks 292
351.1	Secondary Suite – Building Separation 292
352	Secondary Suite – Gross Floor Area 292.1
353	Secondary Suite – Outdoor Private Amenity Space 292.1
354	Secondary Suite – Density 292.1
355	Secondary Suite – Entry and Stairways 292.1
356	Secondary Suite – Building Height 292.1
357	Parcels Deemed Conforming 292.1
358	Dwellings Deemed Conforming 292.2
359	Personal Sales 292.3
360	Building Height in the Developing Area 292.3
361	Building Height on a Corner Parcel in the Developing Area 292.4
362	<i>deleted</i> 292.4
363	Approved Building Grade Plans 292.5
364	Gated Access 292.5
365	Minor Residential Addition – Semi-detached Dwelling and Duplex Dwelling 292.5
Division 2: Residential – Contextual Large Parcel One Dwelling (R-C1L) (R-C1Ls) District	
366	Purpose 293
367	Permitted Uses 293
368	Discretionary Uses 293

Division 5: Centre City Mixed Use District (CC-X)

Purpose

1162 The Centre City Mixed Use District:

- (a) is intended to provide for a mix of commercial, residential and a limited range of light industrial **uses** on sites within the Centre City area;
- (b) is intended for mixed **uses** that are sensitive to adjacent districts that allow residential **uses**;
- (c) provides intense **development** where intensity is measured by **floor area ratio**;
- (d) provides a **building** form that is street oriented at **grade**; and
- (e) has a maximum base density with the opportunity for a density bonus over and above base density to achieve commercial-residential mixed use, public benefit and amenities within the same community.

75P2008

Permitted Uses

1163 (1) The following **uses** are **permitted uses** in the Centre City Mixed Use District:

- (a) **Park**;
- (b) **Sign – Class A**;
- (c) **Sign – Class B**;
- (d) **Sign – Class D**; and
- (d.1) *deleted*
- (e) **Utilities**.

4P2012

10P2009,
4P2012

(2) The following **uses** are **permitted uses** in the Centre City Mixed Use District if they are located within existing approved **buildings**:

39P2010

- (a) **Accessory Food Service**;
- (b) **Catering Service – Minor**;
- (c) **Convenience Food Store**;
- (d) **Counselling Service**;
- (e) **Fitness Centre**;
- (f) **Health Services Laboratory – With Clients**;
- (g) **Home Based Child Care – Class 1**;
- (h) **Home Occupation – Class 1**;
- (i) **Information and Service Provider**;

- (j) **Library;**
- (k) **Medical clinic;**
- (l) **Office;**
- (m) **Pet Care Service;**
- (n) **Power Generation Facility– Small;**
- (o) **Print Centre;**
- (p) **Protective and Emergency Service;**
- (q) **Radio and Television Studio;**
- (r) **Restaurant: Food Service Only – Small;**
- (s) **Retail and Consumer Service;**
- (t) **Service Organization;**
- (u) **Specialty Food Store;**
- (v) **Take Out Food Service; and**
- (w) **Temporary Residential Sales Centre.**

Discretionary Uses

- 1164 (1)** *Uses* listed in subsection 1163(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in the Centre City Mixed Use District.
- (2)** *Uses* listed in subsection 1163(2) are **discretionary uses** if they are proposed in an existing **building** that does not have at least one **use** listed in this District that has been approved after the **parcel** was designated as a commercial land use district.

32P2009

- (3)** The following **uses** are **discretionary uses** in the Centre City Mixed Use District:

- (a) **Accessory Liquor Service;**
- (b) **Addiction Treatment;**
- (c) **Artist’s Studio;**

24P2011

- (c.1) **Assisted Living;**
- (d) **Billiard Parlour;**
- (e) **Child Care Service;**
- (f) **Cinema;**

2P2012

- (f.1) **Community Recreation Facility;**
- (g) **Computer Games Facility;**
- (h) **Custodial Care;**

- (i) **Dinner Theatre;**
- (j) **Drinking Establishment – Medium**
- (k) **Drinking Establishment – Small;**
- (l) **Dwelling Unit;**
- (m) **Financial Institution;**
- (m.1) **Food Kiosk;**
- (n) **General Industrial – Light;**
- (o) **Home Occupation – Class 2;**
- (p) **Hotel;**
- (q) **Indoor Recreation Facility;**
- (r) **Instructional Facility;**
- (s) **Liquor Store;**
- (t) **Live Work Unit;**
- (u) **Multi-Residential Development;**
- (v) **Night Club;**
- (w) **Outdoor Café;**
- (x) **Parking Lot – Grade (Temporary);**
- (y) **Parking Lot – Structure;**
- (z) **Pawn Shop;**
- (aa) **Performing Arts Centre;**
- (bb) **Place of Worship – Small;**
- (cc) **Place of Worship – Medium;**
- (dd) **Post-secondary Learning Institution;**
- (ee) **Residential Care;**
- (ff) **Restaurant: Food Service Only – Medium;**
- (gg) **Restaurant: Licensed – Small;**
- (hh) **Restaurant: Licensed – Medium;**
- (hh.1) **School – Private;**
- (ii) **Seasonal Sales Area;**
- (jj) **Sign – Class C;**
- (kk) **Sign – Class E;**

2P2012

2P2012

- 30P2011 (ll) **Sign – Class F;**
- (ll.1) **Sign – Class G;**
- (mm) **Social Organization;**
- 4P2012 (nn) **Special Function – Class 2;**
- (oo) **Supermarket;**
- (pp) **Utility Building;** and
- (qq) **Veterinary Clinic.**

Rules

1165 In addition to the rules in this District, all **uses** in this District must comply with:

- (a) the General Rules for Centre City Commercial Land Use Districts referenced in Part 11, Division 4;
- (b) the Rules Governing All Districts referenced in Part 3; and
- (c) the applicable Uses And Use Rules referenced in Part 4.

Floor Area Ratio

2P2012

1166 (1) For **developments** located west of MacLeod Trail SE the maximum **floor area ratio** is:

- (a) for **parcels** between 12 and 13 Avenue and West of 1 Street SE:
 - (i) 3.0 for **uses** referenced in sections 1163 and 1164; or
 - (ii) 5.0 for **Assisted Living, Dwelling Unit, Live Work Unit, Multi-Residential Development and Hotel uses**
 - (b) for **parcels** between 15 and 17 Avenue and west of 1 Street SE is 3.0;
 - (c) for all other **parcels**:
 - (i) 5.0; or
 - (ii) The maximum **floor area ratio** in subsection (i) may be increased by a **floor area ratio** of 3.0 when this additional floor area is used for **Assisted Living, Dwelling Unit, Live Work Unit, Multi-Unit Residential Development and Hotel uses**.
- (2)** For **developments** located east of Macleod Trail SE the maximum **floor area ratio** is 5.0, for all **parcels**.
- (3)** The maximum **floor area ratio** referenced in (1) and (2) may be increased in accordance with the bonus provisions contained in Part 11, Division 7.

Building Height

1167 There is no maximum *building height*.

Building Orientation

1168 The main *public entrance* to a *building* must face the *property line* shared with a commercial *street*.

Front Setback Area

1169 (1) The *front setback area* must have a minimum depth of 1.5 metres and a maximum depth of 3.0 metres for *parcels* located on the following *streets*:

- (a) 4 Street SW;
- (b) 8 Street SW;
- (c) 11 Street SW;
- (d) 11 Avenue (west of Olympic Way SE); and
- (e) 12 Avenue (west of Macleod Trail SE).

(2) The *front setback area* must have a minimum depth of 1.5 metres and a maximum depth of 6.0 metres for *parcels* located on the following *streets*:

- (a) 1 Street SE;
- (b) 14 Street SW;
- (c) 10 Avenue; and
- (d) Macleod Trail SE.

(3) The *front setback area* must have a maximum depth of 3.0 metres and no minimum depth requirement for *parcels* located on the following *streets*:

- (a) 1 Street SW;
- (b) 17 Avenue; and
- (c) Olympic Way SE.

2P2012

(4) The *front setback area* must have a minimum depth of 3.0 metres and a maximum depth of 6.0 metres for *parcels* located on the following *streets*:

- (a) 2 Street SW;
- (b) 3 Street SE;
- (c) 5 Street SE;
- (d) 5 Street SW;
- (e) 6 Street SE;

- (f) 6 Street SW;
- (g) 7 Street SW;
- (h) 9 Street SW;
- (i) 10 Street SW;
- (j) 12 Street SW;
- (k) 13 Street SW;
- (l) 11 Avenue SE (east of Olympic Way SE);
- (m) 12 Avenue SE (east of Macleod Trail SE);
- (n) 13 Avenue;
- (o) 14 Avenue SE;
- (p) 15 Avenue; and
- (q) Centre Street.

Rear Setback Area

- 1170 (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**; and
 - (b) a **residential district** or 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) an **LRT corridor**, or rail corridor, the **rear setback area** must have a minimum depth of 3.0 metres;
 - (b) a **lane** that separates the *parcel* from a *parcel* designated as a **residential district** or a **special purpose district**, the **rear setback area** must have a minimum depth of 3.0 metres;
 - (c) a **lane**, in all other cases, there is no requirement for a **rear setback area**; and
 - (d) a **street**, the **front setback area** requirement referenced in section 1169 applies.

Side Setback Area

- 1171 (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**; and