

**BYLAW NUMBER 32D2020**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2019-0129/CPC2020-0067)  
\*\*\*\*\***

**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 substituting therefor 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 FEBRUARY 24, 2020

READ A SECOND TIME ON FEBRUARY 24, 2020

READ A THIRD TIME ON FEBRUARY 24, 2020



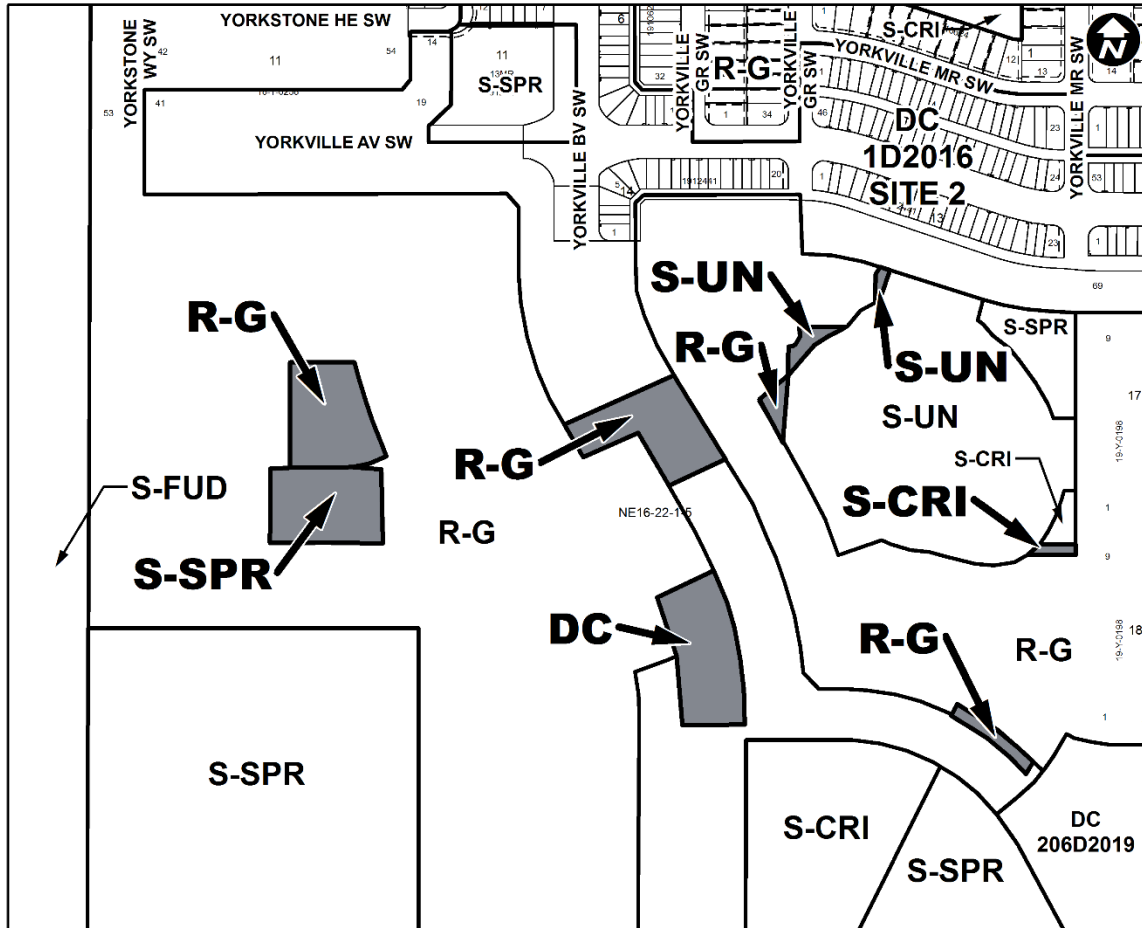
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MAYOR  
SIGNED ON FEBRUARY 24, 2020



\_\_\_\_\_  
ACTING CITY CLERK  
SIGNED ON FEBRUARY 24, 2020



**SCHEDULE B**



**DIRECT CONTROL DISTRICT**

**Purpose**

- 1 This Direct Control District Bylaw is intended to accommodate residential development in the form of semi-detached dwellings, and rowhouse buildings.

**Compliance with Bylaw 1P2007**

- 2 Unless otherwise specified, the rules and provisions of Part 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.

### General Definitions

4 In this Direct Control District, a “*parcel*”:

- (a) means the aggregate of one or more areas of land described in a certificate of title by reference to a plan filed or registered in a land titles office; and
- (b) includes a ***bare land unit*** created under a condominium plan.

### Defined Uses

5 In this Direct Control District:

- (a) “**Live Work Unit**” means a ***use***:
  - (i) where a business is operated from a **Dwelling Unit**, by the resident of the **Dwelling Unit**, but does not include a **Home Occupation – Class 1** or **Home Occupation – Class 2**;
  - (ii) that may incorporate only the following ***uses*** in a **Dwelling Unit** to create a **Live Work Unit** in this Direct Control District:
    - (A) **Artist’s Studio**;
    - (B) **Counselling Service**;
    - (C) **Office**; and
    - (D) **Retail and Consumer Service**, provided any products sold are also made on the premises or directly related to the service provided; and
  - (iii) that must be contained within a **Rowhouse Building**.

### Permitted Uses

6 The following ***uses*** are ***permitted uses*** in this Direct Control District:

- (a) **Accessory Residential Building**;
- (b) **Home Based Child Care – Class 1**;
- (c) **Home Occupation – Class 1**;
- (d) **Park**;
- (e) **Protective and Emergency Services**;
- (f) **Rowhouse Building**;
- (g) **Semi-detached Dwelling**;
- (h) **Sign – Class A**; and
- (i) **Utilities**.

### Discretionary Uses

7 The following ***uses*** are ***discretionary uses*** in this Direct Control District:

- (a) **Addiction Treatment**;
- (b) **Assisted Living**;
- (c) **Bed and Breakfast**;

- (d) **Community Entrance Feature;**
- (e) **Custodial Care;**
- (f) **Home Based Child Care – Class 2;**
- (g) **Home Occupation – Class 2;**
- (h) **Live Work Unit;**
- (i) **Place of Worship – Small;**
- (j) **Power Generation Facility – Small;**
- (k) **Residential Care;**
- (l) **Sign – Class B;**
- (m) **Sign – Class C;**
- (n) **Temporary Residential Sales Centre; and**
- (o) **Utility Building.**

**Bylaw 1P2007 District Rules**

- 8** Unless otherwise specified, the rules of the Residential – Low Density Multiple Dwelling (R-2M) District of Bylaw 1P2007 apply in this Direct Control District.

**Number of Main Residential Buildings on a Parcel**

- 9** The maximum number of *main residential buildings* allowed on a *parcel* is one.

**Density**

- 10** There is no provision for minimum or maximum *density* on a *parcel* containing a **Rowhouse Building**.

**Laned Parcel**

- 11** (1) All *parcels* must share a *property line* with a *lane* that provides vehicle access.
- (2) A driveway must not have direct access to a *street*.

**Parcel Width**

- 12** (1) The minimum *parcel width* for each *parcel* containing one **Dwelling Unit** of a **Semi-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 **Dwelling Unit** of a **Rowhouse Building** is:
- (a) 4.5 metres for a *corner parcel*; and
  - (b) 3.3 metres in all other cases.

**Parcel Depth**

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

**Parcel Area**

- 14** The minimum *parcel* area is:
- (a) 111.0 square metres for each *parcel* containing one **Dwelling Unit** of a **Semi-detached Dwelling**; and

- (b) 62.0 square metres for each **parcel** containing one **Dwelling Unit** of a **Rowhouse Building**.

**Parcel Coverage**

- 15 (1) The maximum **parcel coverage** is 90 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 from Front Property Line**

- 16 (1) The minimum **building setback** from a **front property line** for a **porch** or **balcony** is 1.5 metres.
- (2) In all other cases, the minimum **building setback** from a **front property line** is:
- (a) 2.0 metres for a **laned parcel**; and
- (b) 3.0 metres for a **laneless parcel**.

**Building Setback from Rear Property Line**

- 17 (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 setback from a **rear property line** for a **balcony** or **deck** is 0.6 metres.

**Building Setback from Side Property Line**

- 18 (1) There is no requirement for a **building setback** from a **side property line** on which a party wall is located that separates two or more **Dwelling Units**.
- (2) For a **corner parcel**, the minimum **building setback** from a **side property line** shared with a **street** is 1.2 metres, with the exception of subsection (3), provided there is no portion of a **building** located within 3.0 metres of:
- (a) the back of the 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 12.2 metres in width, the **building setback** required in subsection (5) 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; and
- (b) all roof drainage from the **building** is discharged through eavestroughs and downspouts onto the **parcel** on which the **building** is located.

- (c) Notwithstanding (3), eaves may project a maximum of 0.45 meters into the **side setback area**.
- (5) In all other cases, the minimum **building setback** from any **side property line** is 1.2 metres.

#### Amenity Space

- 19 (1) Unless otherwise referenced in subsection (4), a **porch, balcony, deck** or **patio** must not be located in any **setback area**.
- (2) Each **Dwelling Unit** must have a private **amenity space**:
- (a) provided for the private use of the occupants of the **Dwelling Unit**;
  - (b) that has a minimum area of 7.0 square metres with no dimension less than 2.0 metres; and
  - (c) in the form of a **porch, balcony, deck** or **patio**.
- (3) 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**.
- (4) A **patio** may be located in the **front setback area** and/or in a **setback area** on the **street** side of a **corner parcel**.
- (5) Section 340(1) and (2) of Bylaw 1P2007 shall not apply to **balconies**.

#### Building Height

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

#### Live Work Units

- 21 (1) A **Live Work Unit**:
- (a) must not exceed 50.0 per cent of the **gross floor area** of the **Dwelling Unit**; and
  - (b) may have two persons, other than a resident of the **Live Work Unit**, working at the residence where the **use** is located; and
- (2) The minimum number of **motor vehicle parking stalls** for a **Live Work Unit** is a combined total of 2.0 **motor vehicle parking stalls** for the **Dwelling Unit** and the **Live Work Unit**.

#### Private Garage

- 22 A **private garage** may only be allowed at the rear of a **Dwelling Unit**.