

BYLAW NUMBER 21P2024

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LOC2024-0017/CPC2024-0213)**

WHEREAS it is desirable to amend the Land Use Bylaw 1P2007, as amended;

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 City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended as follows:

(a) add “and” at the end of subsection 153.1(a)(v).

(b) Delete and replace subsection 153.1(a)(vi) with the following:

“Must not be located on the same **parcel** or **bare land unit** as either a **Rowhouse Building** or a **Townhouse use**.”

(c) Delete subsections 153.1(a) (vii) and (viii)”

(d) Amend subsection 153.1 (b) by adding “and” after “;”.

(e) Delete subsection 153.1 (c).

(f) Delete subsection 347.3 in its entirety.

(g) Delete subsection 354 (1) and replace with:

“(1) There must not be more than one **Backyard Suite** located on a **parcel**, except in the R-CG and R-2M Districts where one **Backyard Suite** may be located on any **bare land unit**.”

(h) Delete subsections 354 (2) and (4).

(i) Delete subsections 525 (1)(b) and replace with:

“(b) accommodates a wide range of grade-oriented **development**,”

(j) Insert a new subsection 526 (1)(b.1) as follows:

“(b.1) **Contextual Single Detached Dwelling**,”

(k) Delete subsection 526 (2).

- (l) Insert a new subsection 526 (3) as follows:
 - “(3) The following *uses* are *permitted uses* on a *parcel* that has a *building* used or previously used as a **Community Recreation Facility** or **School Authority – School**:
 - (a) **Community Recreation Facility**;
 - (b) **School Authority – School**; and
 - (c) **School Authority Purpose – Minor.**”
- (m) Delete subsection 527 (1).
- (n) Insert new subsection 527 (2)(m.1) as follows:
 - “(m.1) **Rowhouse Building**,”
- (o) Insert new subsections 527 (3) to (5) as follows:
 - “(3) The following *uses* are additional *discretionary uses* if they are located in *buildings* used or previously used as a **Community Recreation Facility** or **School Authority – School**:
 - (a) **Child Care Service**;
 - (b) **Library**;
 - (c) **Museum**;
 - (d) **School Authority Purpose – Major**;
 - (e) **School – Private**; and
 - (f) **Service Organization.**
 - (4) The following *uses* are additional *discretionary uses* on a *parcel* that has a *building* used or previously used as **School Authority – School**:
 - (a) **Food Kiosk**;
 - (b) **Indoor Recreation Facility**;
 - (c) **Outdoor Recreation Area**;
 - (d) **Park Maintenance Facility – Large**; and
 - (e) **Park Maintenance Facility – Small.**
 - (5) The following *uses* are additional *discretionary uses* on a *parcel* that has an existing *building* used as a **Place of Worship – Large** or **Place of Worship – Medium** provided any new *development* proposed does not result in the increase of any *assembly area*:
 - (a) **Place of Worship – Large**; and
 - (b) **Place of Worship – Medium.**”
- (p) Amend subsection 534 (2) by adding “**Contextual Single Detached Dwelling**,” after “**Contextual Semi-detached Dwelling**,”.
- (q) Delete subsection 546 and replace with:

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- “546 (1) The minimum number of **motor vehicle parking stalls** is calculated based on the sum of all **units** and **suites** at a rate of 1.0 stalls per **unit** or **suite**.
- (2) Notwithstanding subsection (1), the minimum number of **motor vehicle parking stalls** is calculated based on the sum of all **units** and **suites** at a rate of 0.5 stalls per **unit** or **suite** for the area listed in Table 2.1 below.

| Table 2.1 – Communities with 0.5 Parking Stalls | | | |
|---|--------------------------------|---------------------|---------------------|
| ACADIA | DOWNTOWN WEST END | LINCOLN PARK | ROSEMONT |
| ALBERT PARK/RADISSON HEIGHTS | EAGLE RIDGE | LOWER MOUNT ROYAL | ROSSCARROCK |
| ALTADORE | EAU CLAIRE | MANCHESTER | ROXBORO |
| BANFF TRAIL | ELBOW PARK | MAPLE RIDGE | RUTLAND PARK |
| BANKVIEW | ELBOYA | MARLBOROUGH | SCARBORO |
| BAYVIEW | ERLTON | MAYFAIR | SHAGANAPPI |
| BEL-AIRE | FAIRVIEW | MAYLAND HEIGHTS | SOUTH CALGARY |
| BELTLINE | FOREST HEIGHTS | MEADOWLARK PARK | SOUTHVIEW |
| BONAVISTA DOWNS | FOREST LAWN | MISSION | SOUTHWOOD |
| BOWNESS | GARRISON GREEN | MONTGOMERY | SPRUCE CLIFF |
| BRAESIDE | GARRISON WOODS | MOUNT PLEASANT | ST. ANDREWS HEIGHTS |
| BRENTWOOD | GLAMORGAN | NORTH GLENMORE PARK | SUNALTA |
| BRIDGELAND/RIVERSIDE | GLENBROOK | NORTH HAVEN | SUNALTA WEST |
| BRITANNIA | GLENDALE | NORTH HAVEN UPPER | SUNNYSIDE |
| CAMBRIAN HEIGHTS | GREENVIEW | OAKRIDGE | THORNCLIFFE |
| CANYON MEADOWS | HAYSBORO | OGDEN | TUXEDO PARK |
| CAPITOL HILL | HIGHLAND PARK | PALLISER | UNIVERSITY DISTRICT |
| CHARLESWOOD | HIGHWOOD | PARKDALE | UNIVERSITY HEIGHTS |
| CHINATOWN | HILLHURST | PARKHILL | UPPER MOUNT ROYAL |
| CHINOOK PARK | HOUNSFIELD HEIGHTS/ BRIAR HILL | POINT MCKAY | VARSITY |
| CLIFF BUNGALOW | HUNTINGTON HILLS | PUMP HILL | VISTA HEIGHTS |
| COLLINGWOOD | INGLEWOOD | QUEENS PARK VILLAGE | WEST HILLHURST |
| CRESCENT HEIGHTS | KELVIN GROVE | RAMSAY | WESTGATE |

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| | | | |
|-----------------------------|-------------------------|-------------|-------------------------------|
| CURRIE BARRACKS | KILLARNEY/ GLENGARRY | RENFREW | WILDWOOD |
| DALHOUSIE | KINGSLAND | RICHMOND | WILLOW PARK |
| DOWNTOWN COMMERCIAL CORE | LAKE BONAVIDA | RIDEAU PARK | WINDSOR PARK |
| DOWNTOWN EAST VILLAGE | LAKEVIEW | ROSEDALE | WINSTON HEIGHTS/ MOUNTVIEW |

(3) Notwithstanding subsection (1), and (2) the minimum number of motor vehicle parking stalls is calculated based on the sum of all units and suites at a rate of 0.5 stalls per unit or suite for development within 600.0 metres of an existing LRT platform or BRT bus stop.”

(r) Renumber subsection 546.1 to 546.1 (1).

(s) Insert subsection 546.1 (2) as follows:

“(2) Notwithstanding subsection (1), there is no requirement for **mobility storage lockers** for **parcels** with two or less **Dwelling Units**.”

(t) Renumber subsection 546.2 to 546.2 (1).

(u) Insert subsection 546.2 (2) as follows:

“(2) Notwithstanding subsection (1), there is no requirement for a **bicycle parking stall – class 1** for **parcels** with two or less **Dwelling Units**.”

(v) Amend subsection 1091 (1)(a) to replace “Residential – One Dwelling District” with “Residential – Low Density Mixed Housing District”.

(w) Amend subsection 1091 (1)(b) to replace “Residential – Contextual One Dwelling District” with “Residential – Grade-Oriented Infill District.”

2. The City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended by replacing the portions of the Land Use District Maps with those shown on Schedule “A” to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule “A”.

3. The City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended as follows:

(a) Insert new subsection 22 (1)(d) as follows:

“(d) pursuant to this Bylaw, a reference to a section for R-C1L, R-C1Ls, R-C1, R-C1s, R-C1N, R-C2, R-1, R-1s, R-1N, R-2, or R-CGex District of this Bylaw within the Direct Control Bylaw is deemed to be a reference to the section on December 31, 2024, unless the Direct Control District referred

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to R-C1L, R-C1Ls, R-C1, R-C1s, R-C1N, R-C2, R-1, R-1s, R-1N, R-2, or R-CGex District of this Bylaw as of the effective date of the Direct Control District Bylaw.'

4. The City of Calgary Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, as amended, is hereby further amended as follows:
 - (a) Delete Part 5; Divisions 2 through 8 in their entirety.
 - (b) Delete "(R-CGex)" from the Division 11 title "Division 11: Residential – Grade-Oriented Infill (R-CG)(R-CGex) District".
 - (c) Delete subsections 525 (2) and 527.1.
5. Sections 1 and 2 of this Bylaw come into force on 2024 August 06.
6. Section 3 of this Bylaw comes into force on 2024 December 31.
7. Section 4 of this Bylaw comes into force on 2025 January 01.

READ A FIRST TIME ON MAY 14, 2024

READ A SECOND TIME, AS AMENDED, ON MAY 14, 2024

READ A THIRD TIME, AS AMENDED, ON MAY 14, 2024



MAYOR
SIGNED ON JUNE 19, 2024



CITY CLERK
SIGNED ON JUNE 19, 2024