

# PROPOSED

CPC2025-0558  
ATTACHMENT 2

## BYLAW NUMBER 119D2025

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2025-0047/CPC2025-0558)**

\*\*\*\*\*

**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 \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

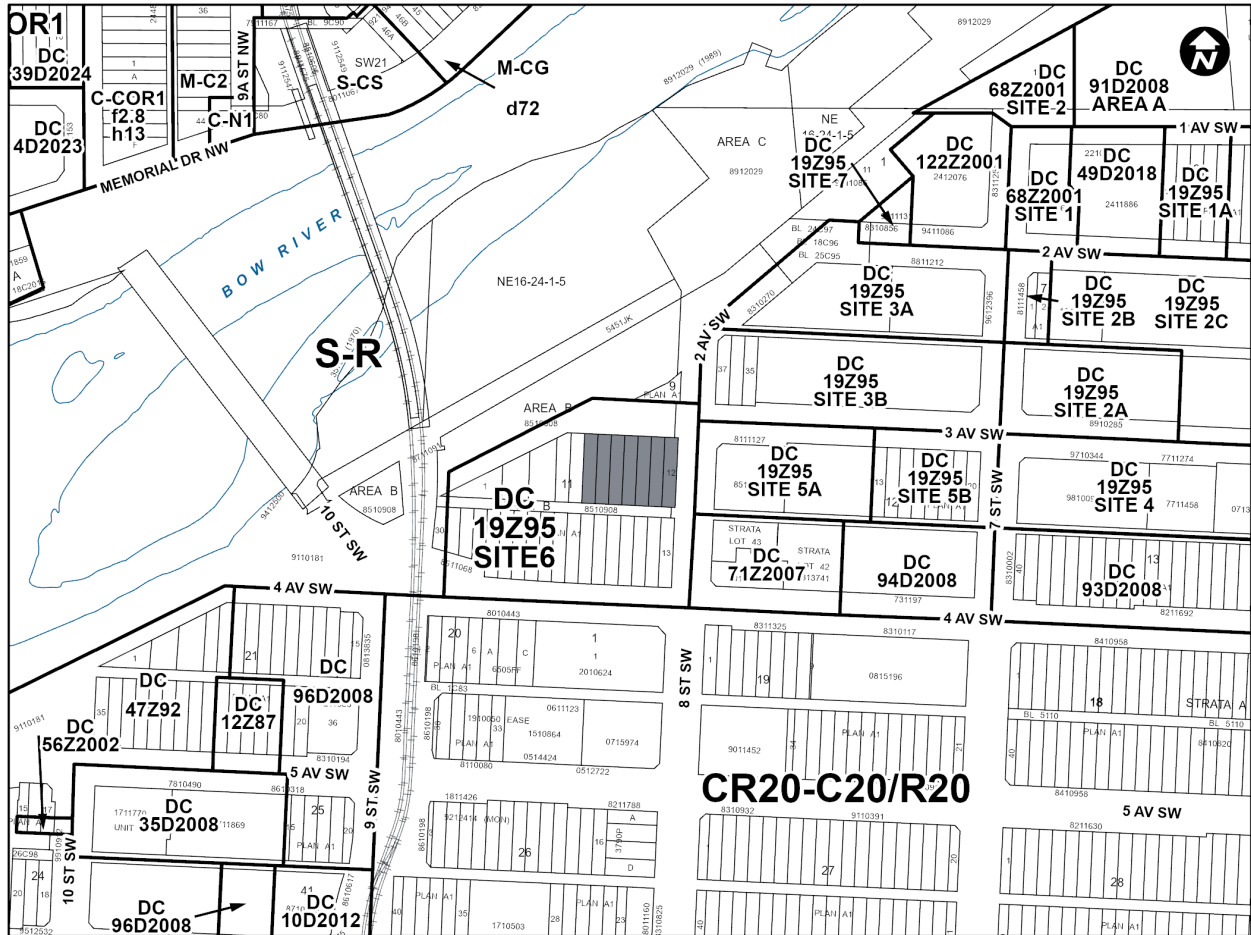
\_\_\_\_\_  
MAYOR  
SIGNED ON \_\_\_\_\_

\_\_\_\_\_  
CITY CLERK  
SIGNED ON \_\_\_\_\_

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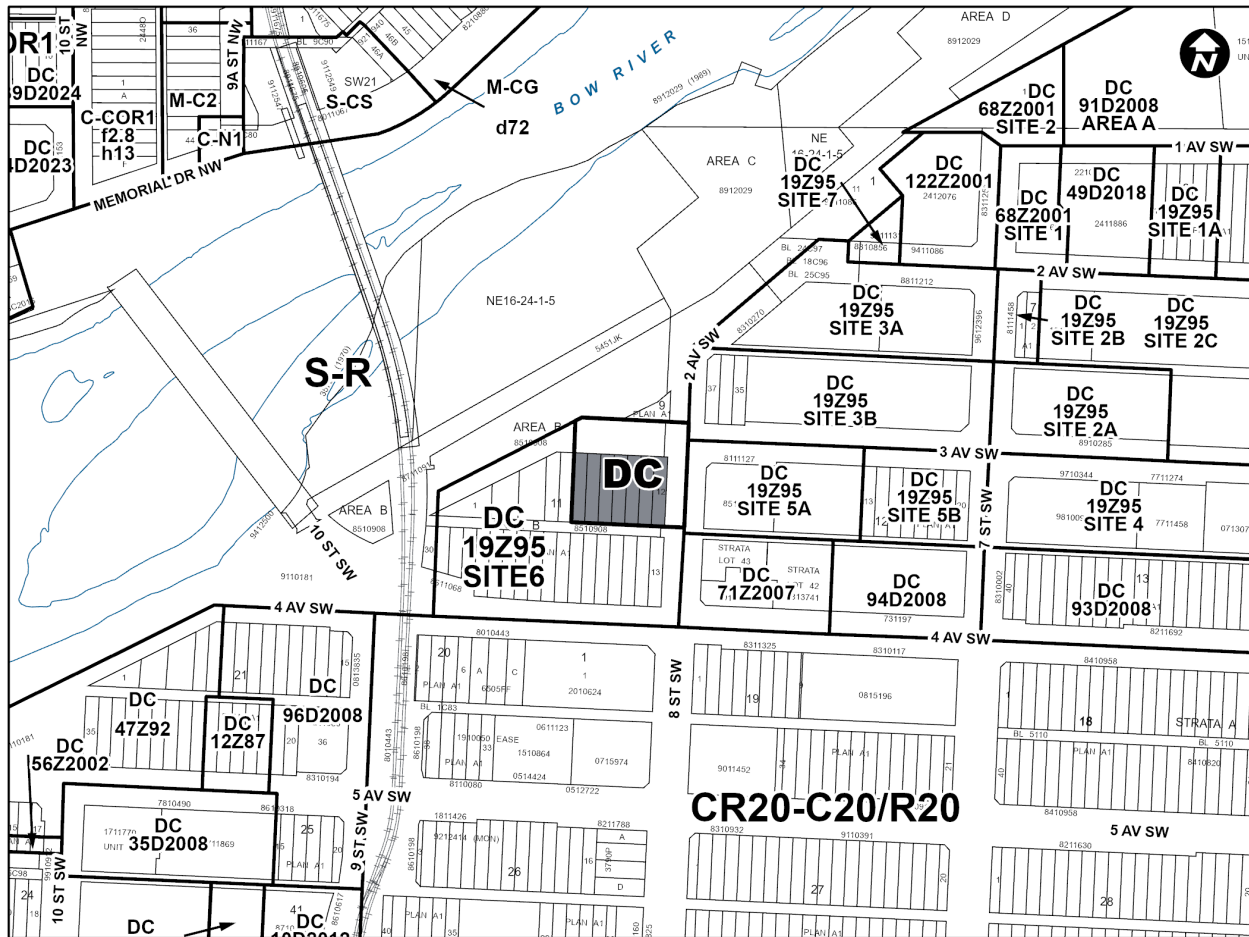
## SCHEDULE A



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## SCHEDULE B



## DIRECT CONTROL DISTRICT

### Purpose

1 This Direct Control District Bylaw is intended to:

- (a) provide for a mix of commercial, recreational and residential uses;
- (b) accommodate limited neighbourhood commercial and recreational uses on a temporary basis where not included as part of a comprehensive development.

### 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.

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## Permitted Uses

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

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

## Discretionary Uses

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

- (a) **Amusement Arcade;**
- (b) **Artist's Studio;**
- (c) **Child Care Service;**
- (d) **Community Recreation Facility;**
- (e) **Drinking Establishment – Large;**
- (f) **Drinking Establishment – Medium;**
- (g) **Drinking Establishment – Small;**
- (h) **Dwelling Unit;**
- (i) **Fitness Centre;**
- (j) **Food Kiosk;**
- (k) **Health Care Service;**
- (l) **Home Occupation – Class 1;**
- (m) **Home Occupation – Class 2;**
- (n) **Hotel;**
- (o) **Indoor Recreation Facility;**
- (p) **Instructional Facility;**
- (q) **Liquor Store;**
- (r) **Outdoor Café;**
- (s) **Outdoor Recreation Area;**
- (t) **Performing Arts Centre;**
- (u) **Parking Lot – Grade (temporary);**
- (v) **Residential Care;**
- (w) **Restaurant: Food Service Only;**
- (x) **Restaurant: Licensed;**
- (y) **Retail and Consumer Service;**
- (z) **Sign – Class A;**
- (aa) **Sign – Class B;**
- (bb) **Sign – Class C;**
- (cc) **Sign – Class D;**
- (dd) **Sign – Class E;**
- (ee) **Sign – Class F;**
- (ff) **Special Function – Class 2;**
- (gg) **Social Organization;**
- (hh) **Supermarket;**
- (ii) **Urban Agriculture; and**
- (jj) **Utility Building.**

## Bylaw 1P2007 District Rules

**6** Unless otherwise specified, the rules of the Commercial Residential District (CR20-C20/R20) of Bylaw 1P2007 apply in this Direct Control District.

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## Floor Area Ratio

- 7 (1) The maximum **floor area ratio** is 3.5.
- (2) Part 13, Division 3 and Section 1311 of Bylaw 1P2007 do not apply in this Direct Control District Bylaw.

## Building Height

- 8 The maximum **building height** is 41.0 metres.

## Sunlight Protection Areas

- 9 The Riverbank as measured throughout the 20.0 metre wide area abutting the southern **top of bank** of the Bow River must not be placed in greater shadow by a **development** from 10:00 a.m. to 4:00 p.m. Mountain Daylight Time on September 21, than were already existing on the date the **development permit** was applied for.

## Use Rules

- 10 The following **uses** may only be approved on a temporary basis for periods up to 5 years unless they form a part of a comprehensive **development**.
- (a) Amusement Arcade;
  - (b) Artist's Studio;
  - (c) Community Recreation Facility;
  - (d) Drinking Establishment – Large;
  - (e) Drinking Establishment – Medium;
  - (f) Drinking Establishment – Small;
  - (g) Fitness Centre;
  - (h) Food Kiosk;
  - (i) Indoor Recreation Facility;
  - (j) Outdoor Café;
  - (k) Outdoor Recreation Area;
  - (l) Performing Arts Centre;
  - (m) Restaurant: Food Service Only;
  - (n) Restaurant: Licensed;
  - (o) Retail and Consumer Service;
  - (p) Social Organization
  - (q) Supermarket; and
  - (r) Urban Agriculture.

## Setback Area

- 11 The depth of all **setback areas** must be equal to the minimum **building setback** required in Section 12.

## Building Setbacks

- 12 (1) The **building setback** from the **property line** adjacent to 8 Street SW must have a minimum depth of 1.5 metres and a maximum depth of 3.0 metres.

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- (2) Where a **building** contains residential **uses** and a **parcel** shares a **property line** with a **special purpose district** or 8 Street SW the minimum **building setback** from those **property lines** must have a minimum depth of 6.0 metres above three **storeys** measured vertically from **grade**.
- (3) In all other cases, there is no requirement for a **building setback**.

## Motor Vehicle Parking Stalls

- 13 (1) For all **uses**, the number of required **motor vehicle parking stalls** is the minimum number of **motor vehicle parking stalls** referenced in Part 4 of Bylaw 1P2007.
- (2) Part 13, Division 2, Sections 1326 through 1328 of Bylaw 1P2007 do not apply in this Direct Control District Bylaw.

## Relaxations

- 14 The **Development Authority** may relax the rules contained in Sections 6 through 8 and 10 through 13 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.