

PROPOSED

CPC2025-0361
ATTACHMENT 3

BYLAW NUMBER 120D2025

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2024-0255/CPC2025-0361)

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 _____

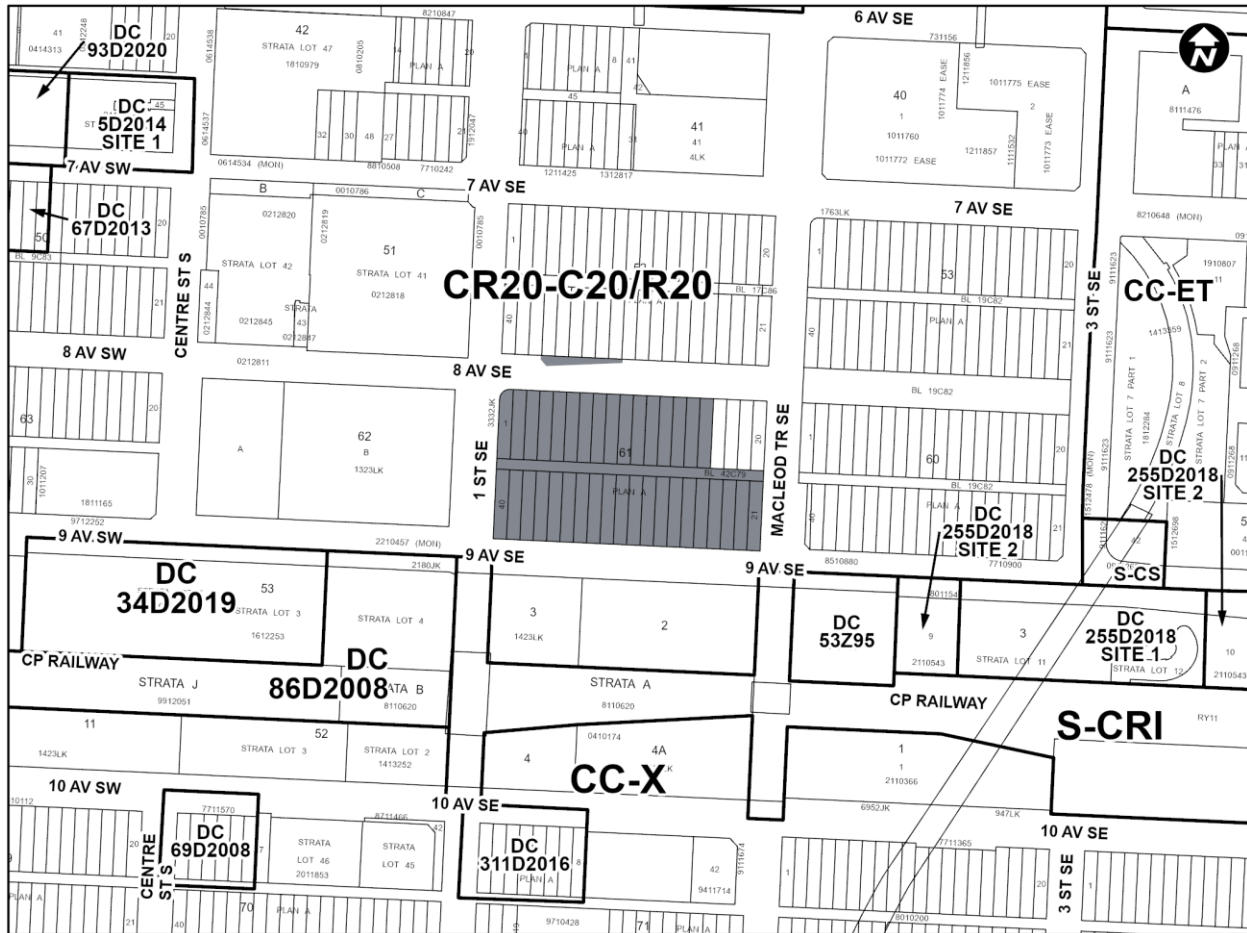
MAYOR
SIGNED ON _____

CITY CLERK
SIGNED ON _____

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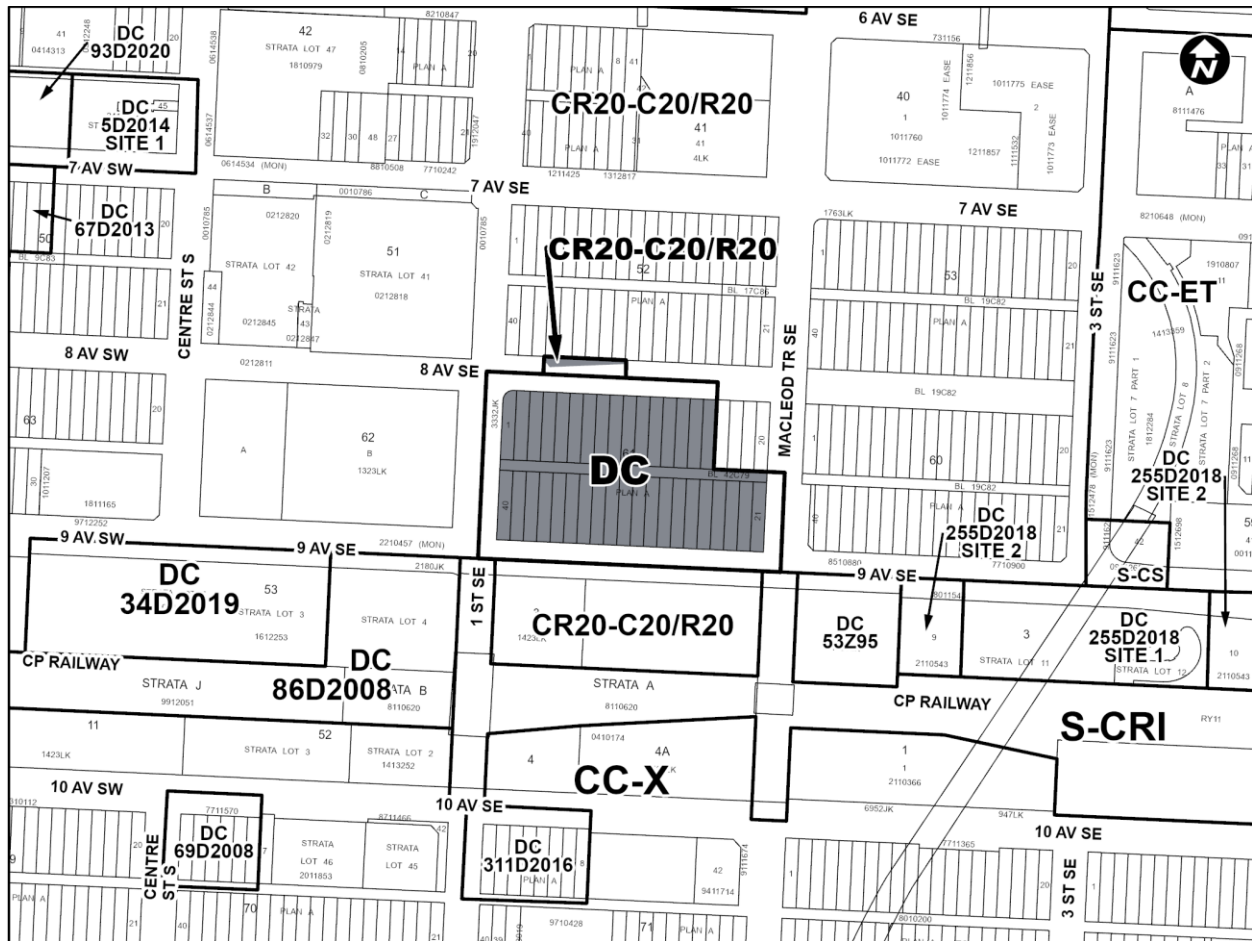
SCHEDULE A



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SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) establish a publicly accessible pedestrian walkway at grade, as an alternative to an elevated Plus 15 Walkway, which extends through a building and is connected to the Plus 15 Network; and
- (b) maintain the opportunity for accessible and barrier-free pedestrian walkways through the building.

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.

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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) “**at-grade walkway connection**” means a publicly accessible pedestrian pathway at ground level within a **building** that provides a direct connection from **grade** to the **Plus 15 Walkway** and **Plus 15 Network**, while remaining entirely within the property’s boundaries; and
- (b) “**interior character-defining elements**” means those interior elements of the Calgary Public Building, a designated Municipal Historic Resource, that are regulated by Bylaw 2M96.

Permitted Uses

- 5 The **permitted uses** of the Commercial Residential District (CR20-C20/R20) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 6 The **discretionary uses** of the Commercial Residential District (CR20-C20/R20) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

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

Floor Area Ratio

- 8 (1) The maximum **floor area ratio** is 3.0.
- (2) The maximum **floor area ratio** in subsection (1) may be increased in accordance with Section 1332 of Bylaw 1P2007, as amended by subsection (3).
- (3) Table 8, Item 8.0.4(c) of Section 1332 of Bylaw 1P2007 is replaced with the following:
- (a) **Plus 15 Network** provisions where:
 - (i) **Plus 15 Network** elements for potential connection to the **Plus 15 Network** on the **parcel** and to adjoining **parcels**:
 - (A) a combination of **Plus 15 Walkways** and **at-grade walkway connections**, with an unobstructed width of 4.5 metres oriented in a manner that provides connection to, and extension of, the **Plus 15 Network**, as shown on a plan approved by the **Development Authority**. The width of **Plus 15 Walkways** and **at-grade walkway connections** may be reduced where, due to the **interior**

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character-defining elements, the 4.5 metre width cannot be met;

- (B) structural supports, at locations indicated on a plan approved by the **Development Authority**, that would allow for possible expansion of the **Plus 15 Network** by way of a **Plus 15 Bridge** which must be incorporated into the overall structure and design of the **building**; and
- (C) vertical movement opportunities between **grade** and the second **storey** within a **building**, which must include:
 - (I) a publicly accessible elevator; and
 - (II) either a pair of escalators or a staircase with a minimum unobstructed width of 2.0 metres; and
- (ii) a financial contribution to the **Plus 15 Fund** in accordance with the Plus 15 Policy.

Relaxations

- 9 The **Development Authority** may relax the rules contained in Sections 7 and 8(3)(a)(i)(A) of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.