

PROPOSED

CPC2025-0263
ATTACHMENT 3

BYLAW NUMBER 131D2025

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE LAND USE BYLAW 1P2007 (LAND USE AMENDMENT LOC2024-0288/CPC2025-0263)

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 _____

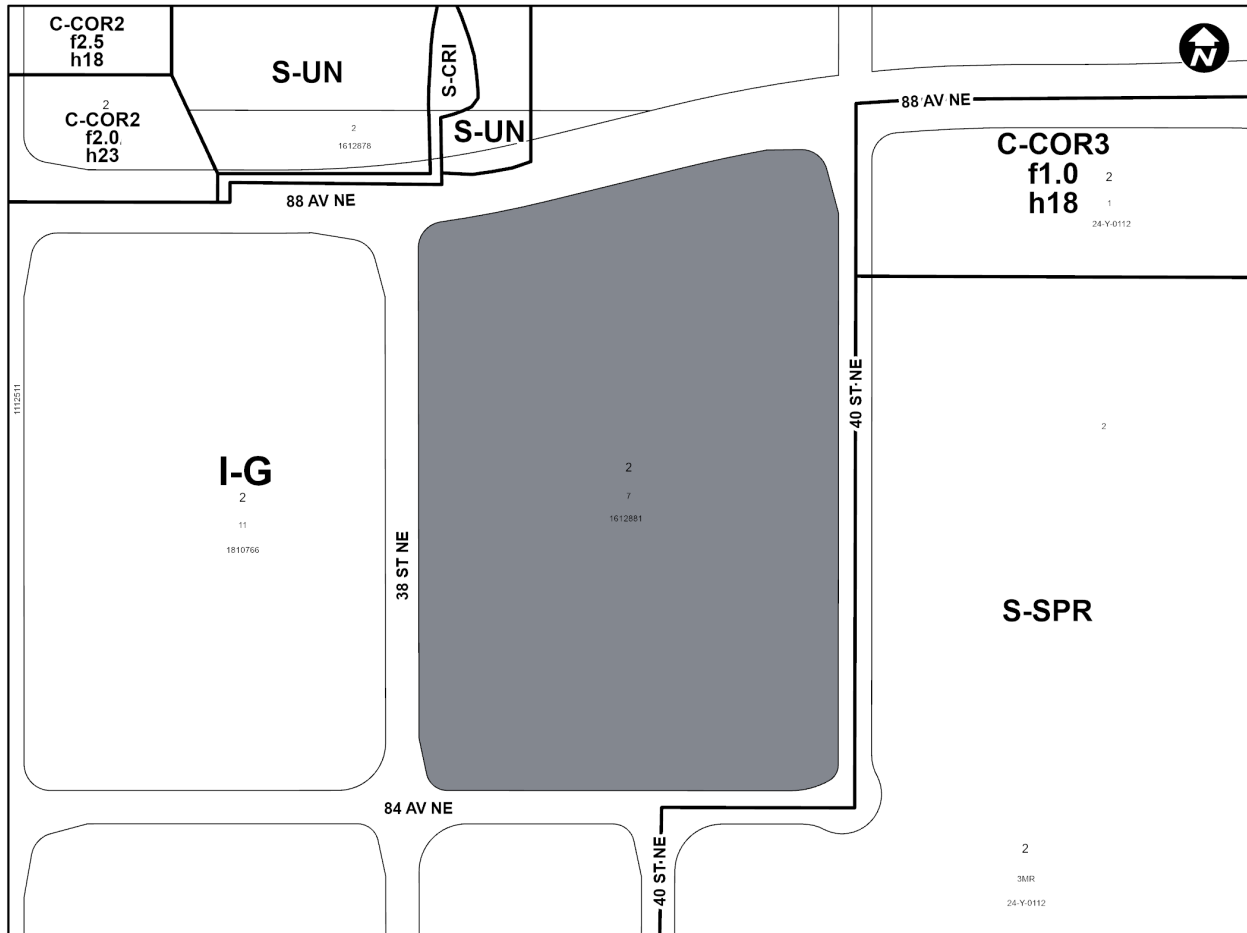
MAYOR
SIGNED ON _____

CITY CLERK
SIGNED ON _____

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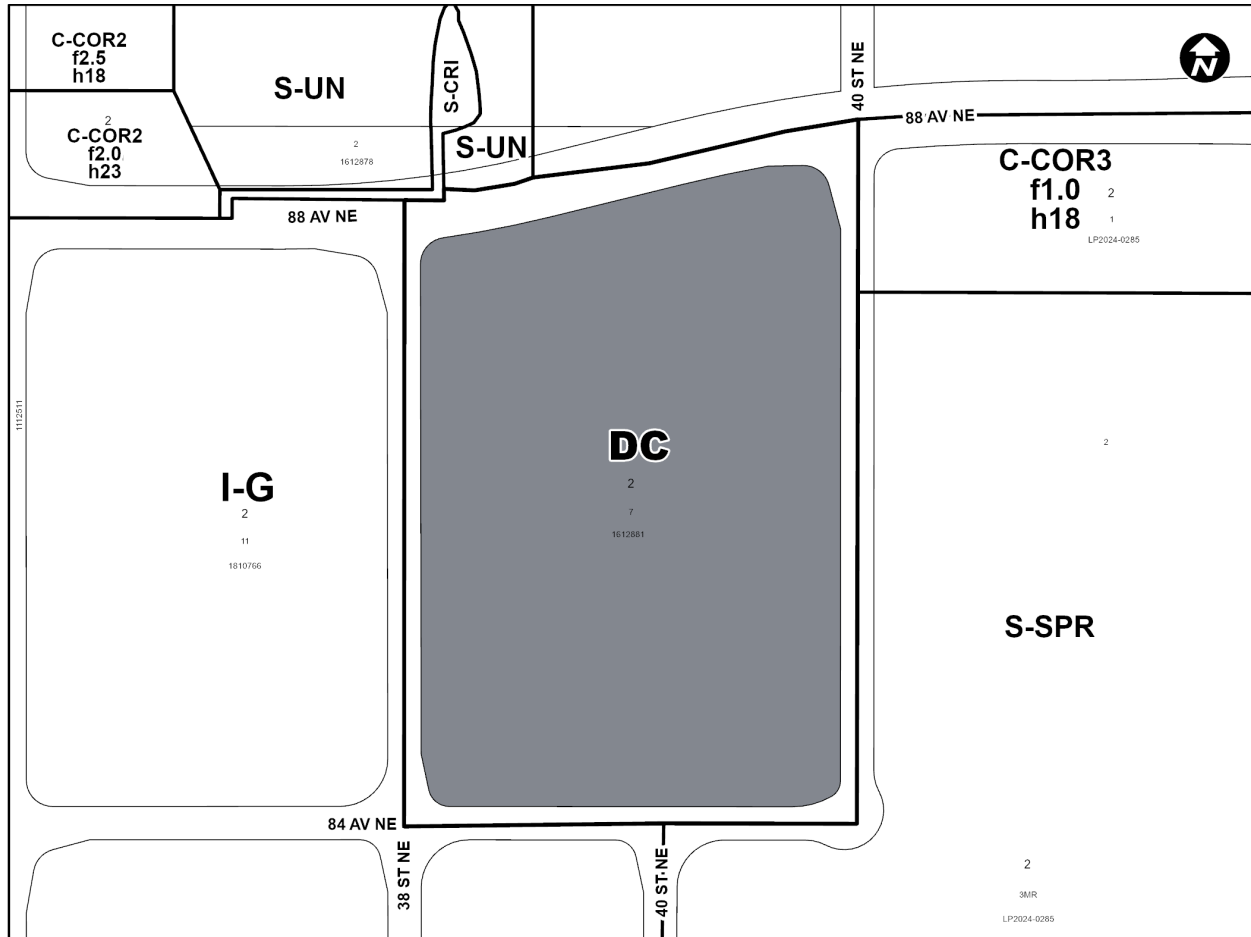
SCHEDULE A



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SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to:
 - (a) retain the industrial nature of the site;
 - (b) allow for additional discretionary uses as part of a large-scale regional commercial development; and
 - (c) provide for additional rules for building design and built form of large-scale regional commercial 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.

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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.

Permitted Uses

- 4 The **permitted uses** of the Industrial – General (I-G) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Industrial – General (I-G) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Health Care Service;**
- (b) **Liquor Store;**
- (c) **Retail Garden Centre;**
- (d) **Retail and Consumer Service; and**
- (e) **Supermarket.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Industrial – General (I-G) District of Bylaw 1P2007 apply in this Direct Control District.

Building Design and Orientation

- 7 A **building** containing a **Supermarket** must have accentuated public entrances with enhanced visual interest and pedestrian orientation through the use of at least three of the following architectural design elements:

- (a) high-quality **building** materials such as stone, brick or wood;
- (b) distinctive use of colour and texture treatments;
- (c) awnings or canopies;
- (d) pitched or raised cornice roof forms;
- (e) integrated signage and lighting;
- (f) recessed or projected **building** elements; or
- (g) glazing or other window features.

Additional Use Rules

- 8 (1) A **Liquor Store** must only be approved in conjunction with a **Supermarket**; and
- (2) **Health Care Service** and **Retail and Consumer Service** must only be approved within the same **building** with the same public entrance as a **Supermarket**.

Relaxations

- 9 The **Development Authority** may relax the rules contained in Sections 6 and 7 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.