

PROPOSED

CPC2025-0553
ATTACHMENT 2

BYLAW NUMBER 129D2025

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2024-0265/CPC2025-0553)**

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

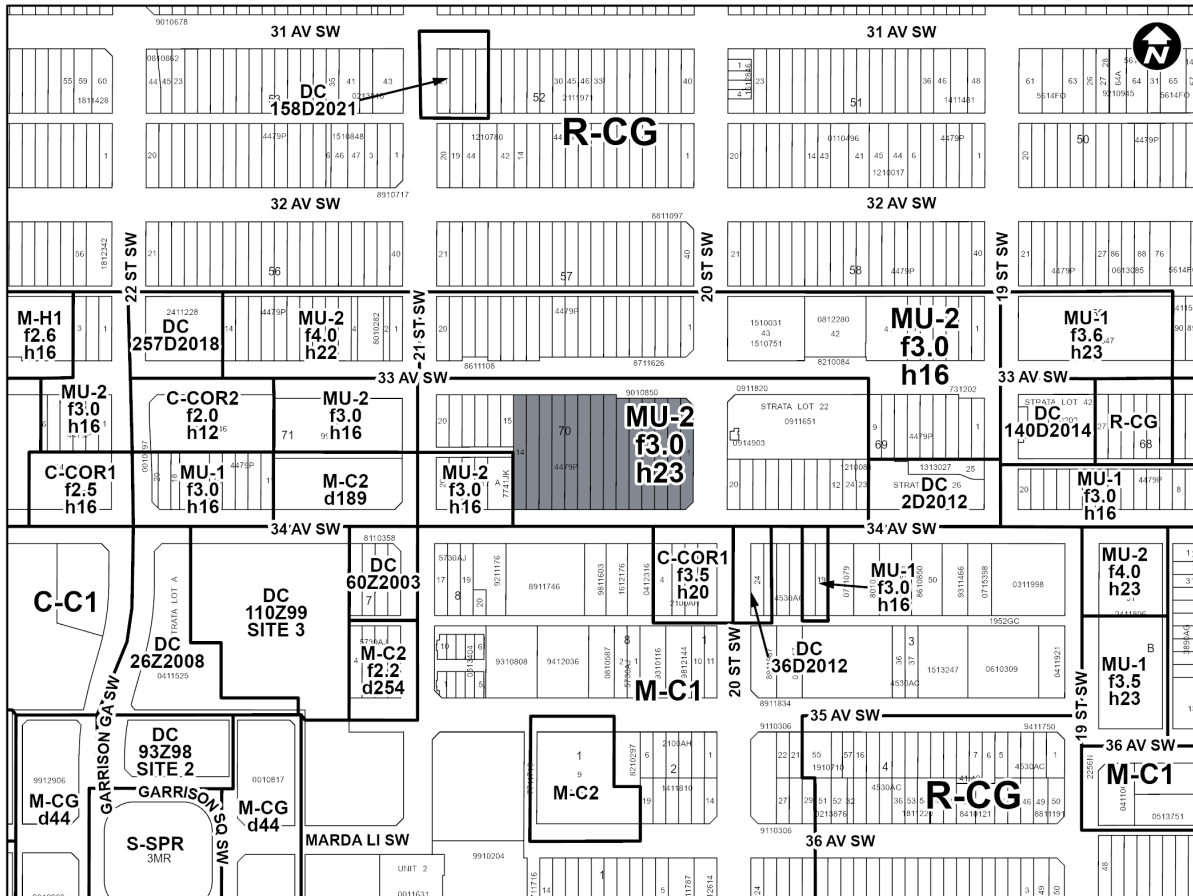
SIGNED ON _____

CITY CLERK

SIGNED ON _____

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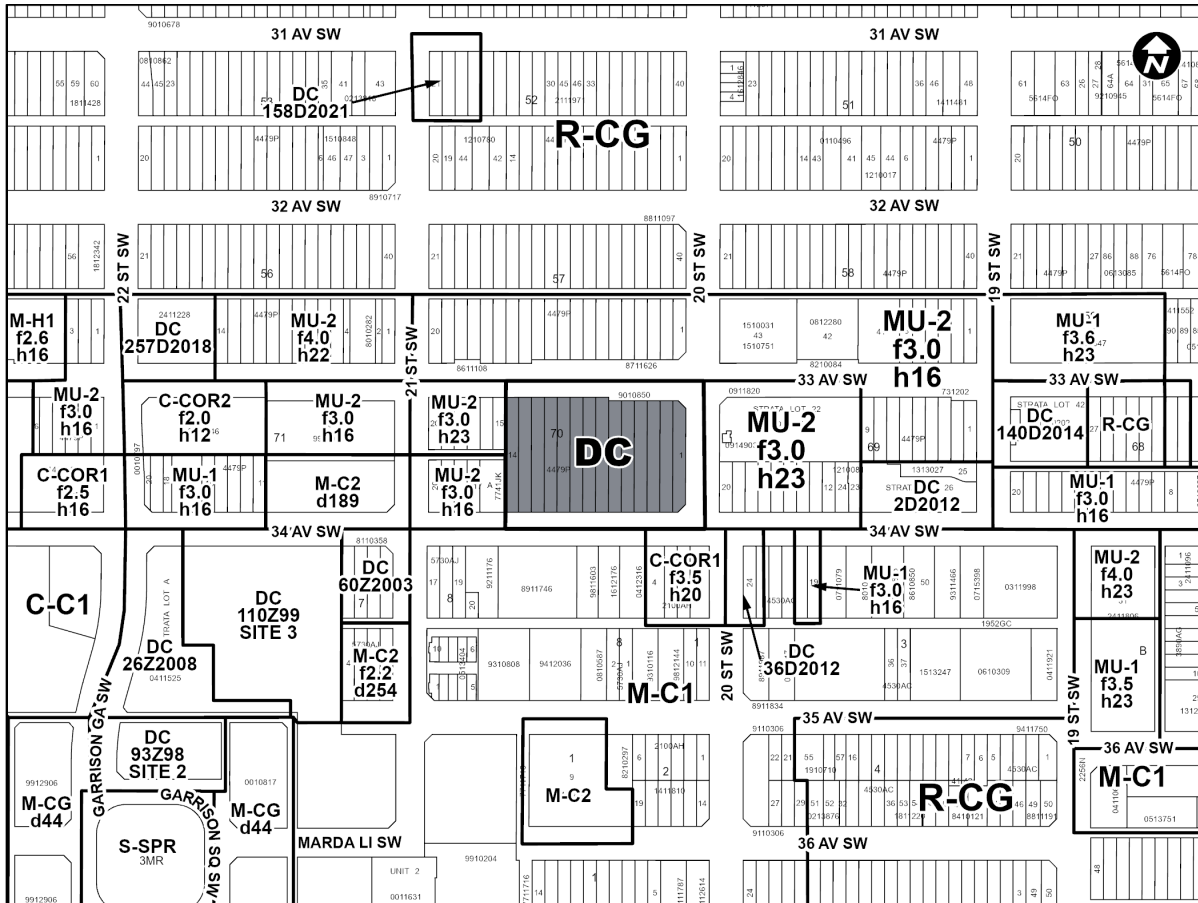
SCHEDULE A



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SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) establish site-specific rules for building height, floor area ratio and building setbacks; and
- (b) allow for additional density through the provision of publicly accessible private open space and the provision of affordable housing units.

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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General Definitions

4 In this Direct Control District:

- (a) “**affordable housing unit**” means a **Dwelling Unit** owned and operated by a housing provider approved by The **City** to provide non-market housing within the **development**.
- (b) “**publicly accessible private open space**” means an outdoor open space located on a portion of the **parcel** that:
 - (i) is made available to the public through a registered public access easement agreement;
 - (ii) is in a location, form, configuration and constructed in a manner acceptable to the Approving Authority; and
 - (iii) must have a minimum overall contiguous area of no less than 100.0 square metres.
- (c) “**net floor area**” means, for the purpose of calculating **affordable housing units**, the horizontal area of an enclosed floor in a **building**, and is measured from the exterior face of the exterior wall and the centreline of an interior partition wall, but does not include:
 - (i) elevator shafts;
 - (ii) stairwells;
 - (iii) mechanical or electrical rooms; and
 - (iv) common corridors and halls.

Permitted Uses

5 The **permitted uses** of the Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

6 The **discretionary uses** of the Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

8 (1) Unless otherwise referenced in subsection (2), the maximum **floor area ratio** is 3.0.

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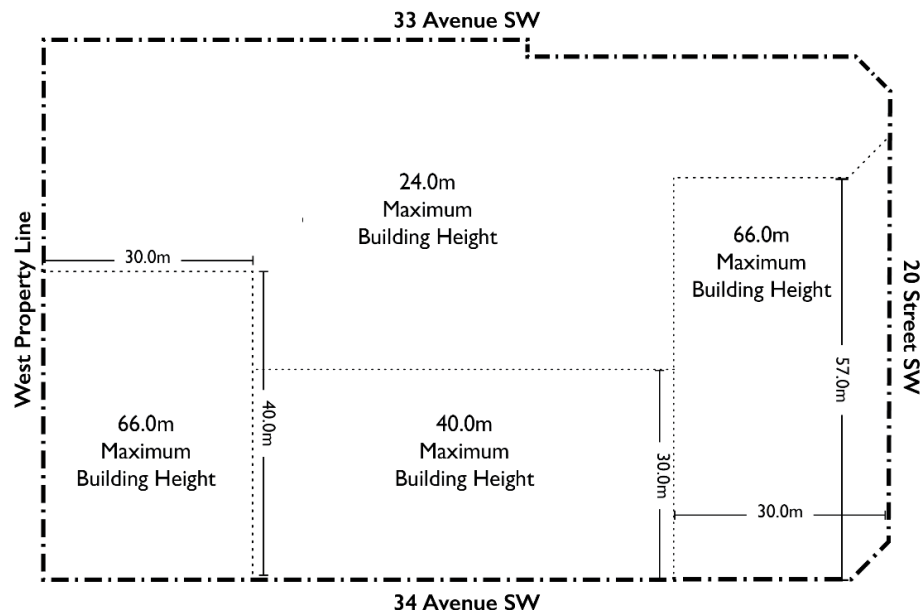
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- (2) The maximum **floor area ratio** referenced in subsection (1) may be increased to a maximum of 6.0 through a combination of:
- (a) an additional 0.5 **floor area ratio** through the provision of a minimum of 375.0 square metres of **publicly accessible private open space**; and
 - (b) an additional 2.5 **floor area ratio** through the provision of **affordable housing units** at a rate of 1.0 additional **floor area ratio** for every 320.0 square metres of **net floor area** of **affordable housing units** provided.

Building Height

- 9 (1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum **building height** is 24.0 metres.
- (2) Unless otherwise referenced in subsections (3) and (4), the maximum **building height** is 40.0 metres within 30.0 metres of the **property line** shared with 34 Avenue SW.
- (3) The maximum **building height** is 66.0 metres within the area that is both within 30.0 metres of the **property line** shared with 20 Street SW and within 57.0 metres of the **property line** shared with 34 Avenue SW.
- (4) The maximum **building height** is 66.0 metres within the area that is both within 30.0 metres of the west **property line** and within 40.0 metres of the **property line** shared with 34 Avenue SW.
- (5) The following diagram illustrates the rules of subsections (1), (2), (3) and (4):

Illustration 1: Building Height in this Direct Control District



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Building Separation

- 10 (1) Where the widest dimension of a **balcony** faces a **property line** shared with another **parcel**, the minimum setback of a **balcony** from the shared **property line** is 4.0 metres.
- (2) The façade of a **building** located above 24.0 metres from **grade** must provide a minimum horizontal separation of 5.0 metres from the west **property line**.
- (3) The façade of a **building** located above 40.0 metres from **grade** must provide a minimum horizontal separation of 24.0 metres from the façade of any other **building** on the same **parcel**.

Street Wall Stepback

- 11 (1) Where the height of a **building** is greater than 23.0 metres measured from **grade**, 85.0 per cent of the **building** façade within 6.0 metres of a **property line** shared with a **street** must have a horizontal separation from the portion of the façade closest to **grade** such that:
- (a) the horizontal separation has a minimum depth of 2.0 metres that extends the full height of the **building**; and
- (b) the horizontal separation commences between a minimum of 6.0 metres and a maximum of 11.0 metres measured from **grade**.
- (2) **Balconies** may project into the street wall stepback area prescribed in subsection (1).

Rules for Façades Facing a Street

- 12 (1) The length of the **building** façade that faces 33 Avenue SW, 34 Avenue SW or 20 Street SW must be a minimum of 80.0 per cent of the length of the **property line** it faces.
- (2) In calculating the length of the **building** façade, the depth of any required **rear** or **side setback areas** will not be included as part of the length of the **property line**.
- (3) Lobbies or entrances for upper floor **uses** must not occupy more than 25.0 per cent of the at-**grade** façade facing a **street**.

Rules for Commercial Uses Facing a Street

- 13 (1) The façade of a **building** located on the floor closest to **grade** and facing a **street** must provide windows with unobscured glass:
- (a) that occupy a minimum of 55.0 per cent of the façade between a height of 0.6 metres and 2.4 metres; and
- (b) where the entire area described in subsection (a) allows views of the indoor space.

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- (2) Where the façade of a **building** contains a **Dwelling Unit**, that portion of the façade is not required to meet the requirements of subsection (1).

Façade Width for Uses Facing a Street

- 14 (1) Unless otherwise referenced in subsections (2), (3) and (4), the length of the **building** façade that faces a **street** containing an individual **use** on the floor closest to **grade** is a maximum of 15.0 metres.
- (2) Unless otherwise referenced in subsection (4), for an individual **Drinking Establishment – Medium, Drinking Establishment – Small, Restaurant: Food Service Only, Restaurant: Licensed, Retail and Consumer Service**, or **Supermarket use** located on the floor closest to **grade**, the length of the **building** façade that faces a **street** may be increased to 30.0 metres.
- (3) The length of the **building** façade that faces a **street** containing an individual **Health Care Service**, or **Office use** on the floor closest to **grade** is a maximum of 9.0 metres.
- (4) The length of the **building** façade, excluding a loading area entrance, that faces 33 Avenue SW containing an individual **Supermarket use** on the floor closest to **grade** may be increased to 65.0 metres.

Floor Plate Restrictions

- 15 (1) Each floor of a **building** located partially or wholly above 40.0 metres above **grade**, and located within 30.0 metres of the **property line** shared with 20 Street SW, has a maximum **floor plate area** of 800.0 square metres.
- (2) Each floor of a **building** located partially or wholly above 40.0 metres above **grade**, and located within 30.0 metres of the west **property line**, has a maximum **floor plate area** of 550.0 square metres.

Relaxations

- 16 The **Development Authority** may relax the rules contained in Sections 7 and 10 through 14 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.