

**BYLAW NUMBER 252D2024**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2023-0207/CPC2024-0835)**

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**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 SEPTEMBER 10, 2024

READ A SECOND TIME ON SEPTEMBER 10, 2024

READ A THIRD TIME ON SEPTEMBER 10, 2024



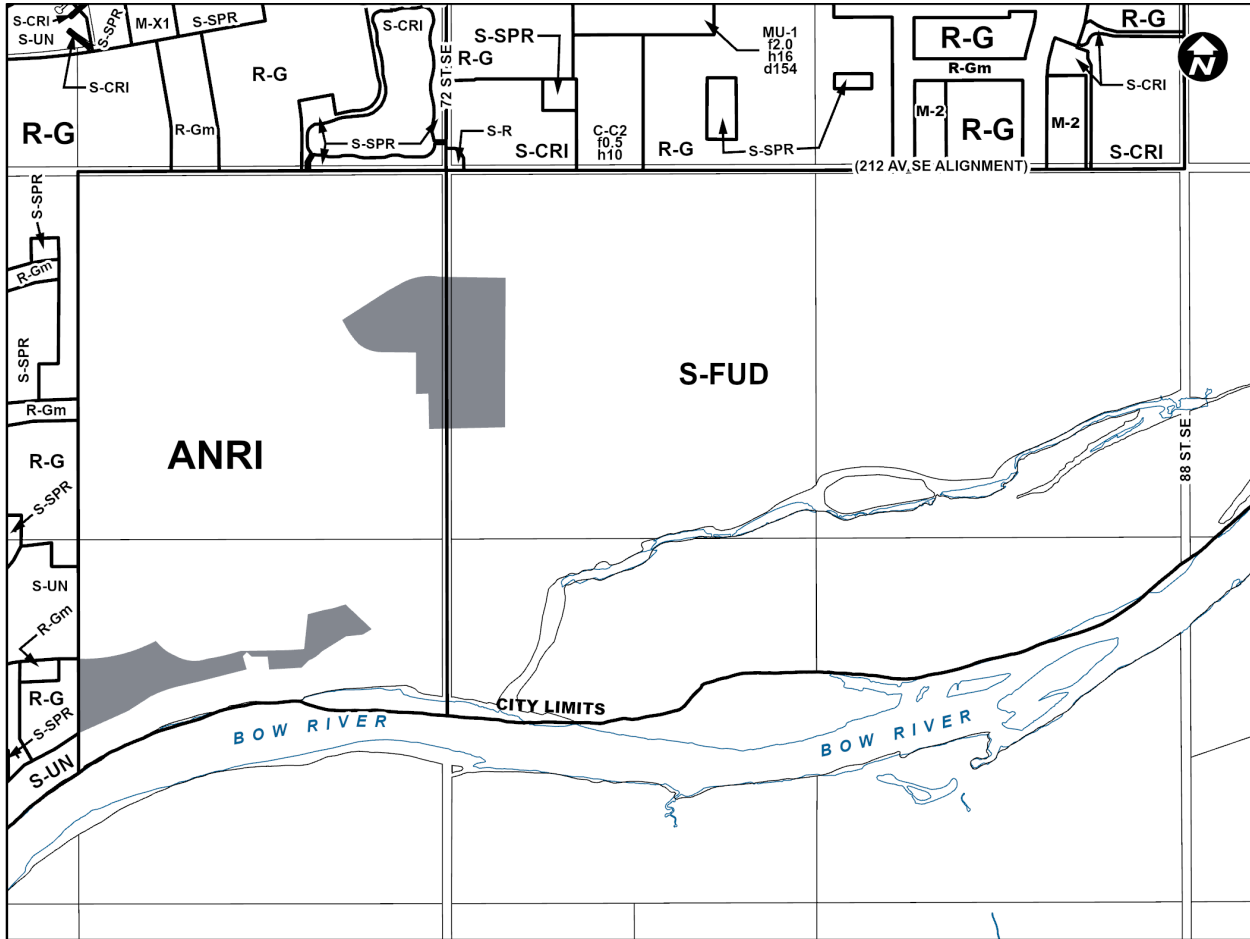
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MAYOR  
SIGNED ON SEPTEMBER 10, 2024



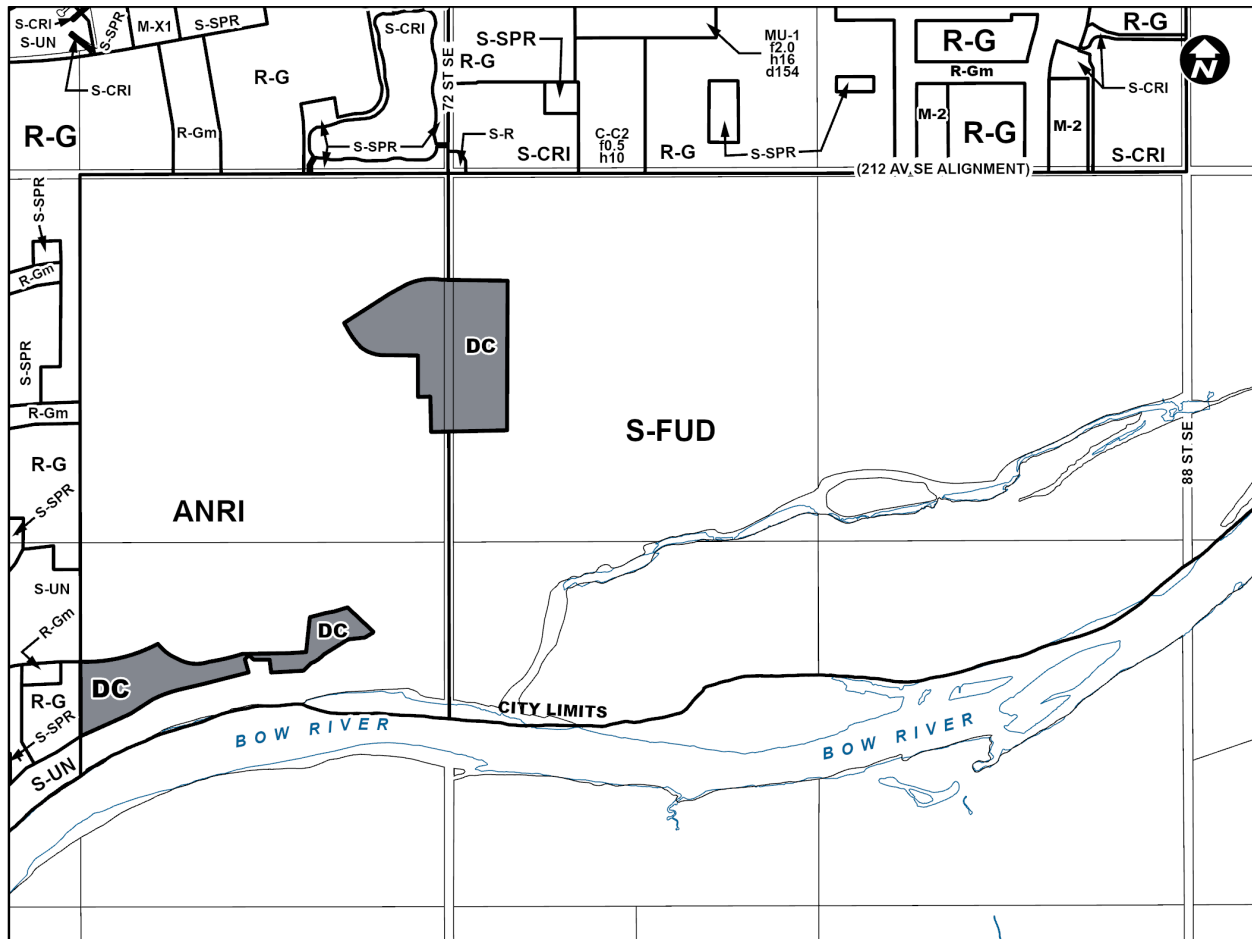
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DEPUTY CITY CLERK  
SIGNED ON SEPTEMBER 10, 2024

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**SCHEDULE A**



**SCHEDULE B**



**DIRECT CONTROL DISTRICT**

**Purpose**

- 1 This Direct Control District Bylaw is intended to:
  - (a) accommodate mixed-use development;
  - (b) require building stepbacks above a specific height; and
  - (c) accommodate the additional use of school – private.

**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.

### Defined Uses

4 In this Direct Control District:

- (a) “**Clock Tower**” means a *use*:
  - (i) consisting of a standalone landmark structure containing a clock face;
  - (ii) that is a unique architectural feature intended to add community character and aid in wayfinding;
  - (iii) that may be located in any *setback area*; and
  - (iv) if combined with a **Sign**, may only be combined with an **Address Sign**.

### Permitted Uses

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

### Discretionary Uses

6 The *discretionary uses* of the Mixed Use – General (MU-1) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District with the addition of:

- (a) **Clock Tower**; and
- (b) **School – Private**.

### Bylaw 1P2007 District Rules

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

### Floor Area Ratio

8 The maximum *floor area ratio* is 5.5.

### Building Height

- 9 (1) Unless otherwise specified in subsection (2), the maximum *building height* is 30.0 metres.
- (2) The maximum *building height* for a **Clock Tower** is 60.0 metres.

### Façade Width for Uses Facing a Street

- 10 (1) Unless otherwise referenced in subsection (2), (3) and (4), the maximum length of the *building* façade that faces a *street* containing an individual *use* on the floor closest to *grade* is 15.0 metres.
- (2) For an individual **Drinking Establishment – Medium, Drinking Establishment – Small, Restaurant: Food Service Only, Restaurant: Licensed, Retail and Consumer Service, Supermarket, and Child Care Service use** located on the floor closest to *grade*, the maximum length of the *building* façade that faces a *street* is 30.0 metres.

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- (3) The length of the **building** façade that faces a **street** containing an individual **Health Care Service, Financial Institution, or Office use** on the floor closest to **grade** is a maximum 9.0 metres.
- (4) There is no maximum length for the **building** façade that faces a **street** containing a **School – Private** or an **Assisted Living use**.

**Setback Area**

- 11 There is no required **minimum setback area**.

**Street Wall Stepback**

- 12 Where the height of a **building** is greater than 26.0 metres measured from **grade**, the façade of the **building** within 6.0 metres of a **property line** shared with a **street** must have a horizontal separation from the portion of façade closest to **grade** such that:
- (a) the horizontal separation has a minimum depth of 2.0 metres; and
  - (b) the horizontal separation occurs between a minimum **building height** of 7.5 metres and a maximum of 26.0 metres measured from **grade**.

**Building Orientation**

- 13 **Units** and individual **uses** located at **grade** with an exterior wall facing a **street** must provide:
- (a) an individual or shared entrance that is visible from the **street**; and
  - (b) sidewalks that provide direct exterior access to the **unit** or the **use**.

**Relaxations**

- 14 The **Development Authority** may relax the rules contained in Sections 7, 9, 10 and 12 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.