

BYLAW NUMBER 287D2024

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2023-0127/CPC2024-0615)**

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 DECEMBER 04, 2024

READ A SECOND TIME ON DECEMBER 04, 2024

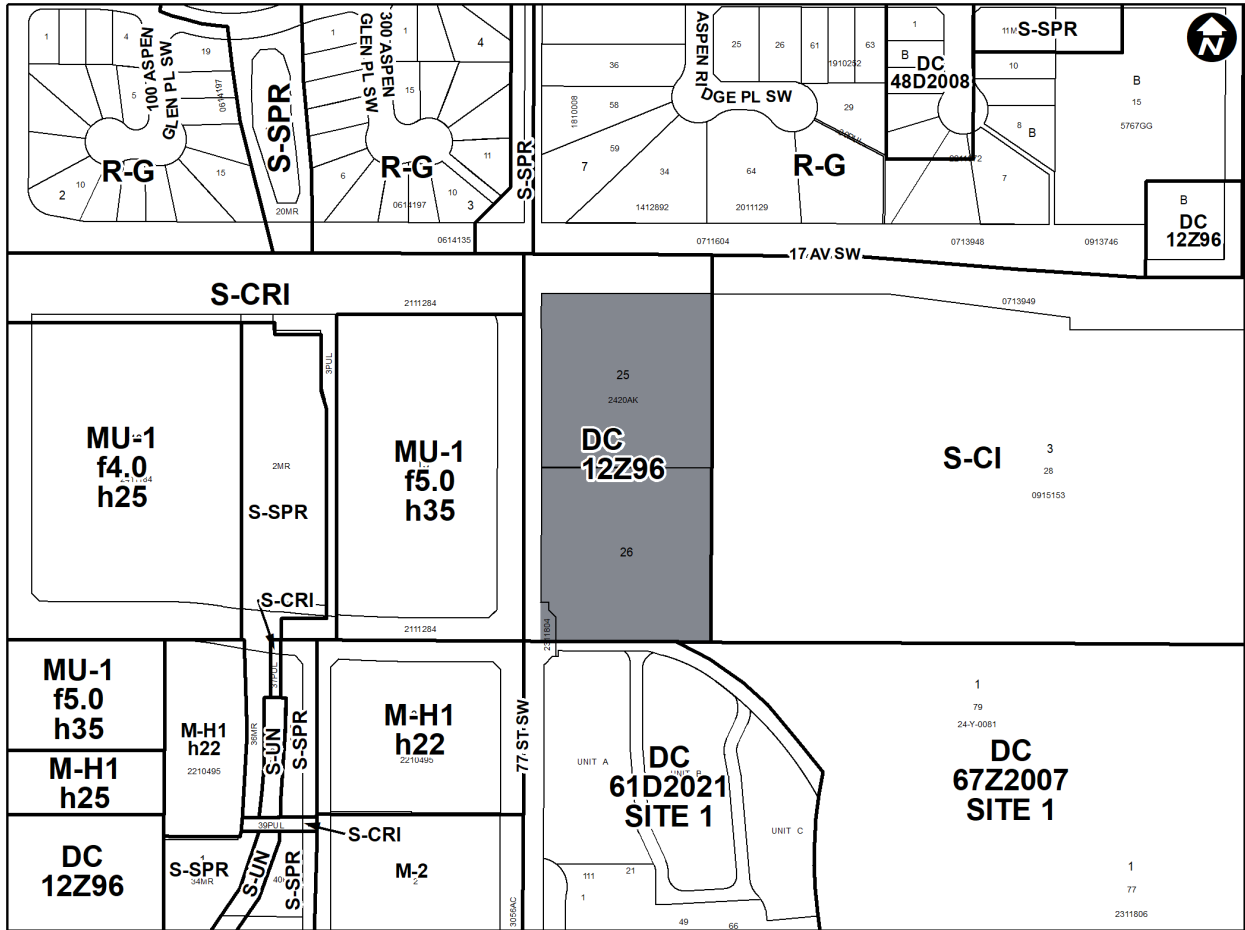
READ A THIRD TIME ON DECEMBER 04, 2024

MAYOR
SIGNED ON DECEMBER 04, 2024

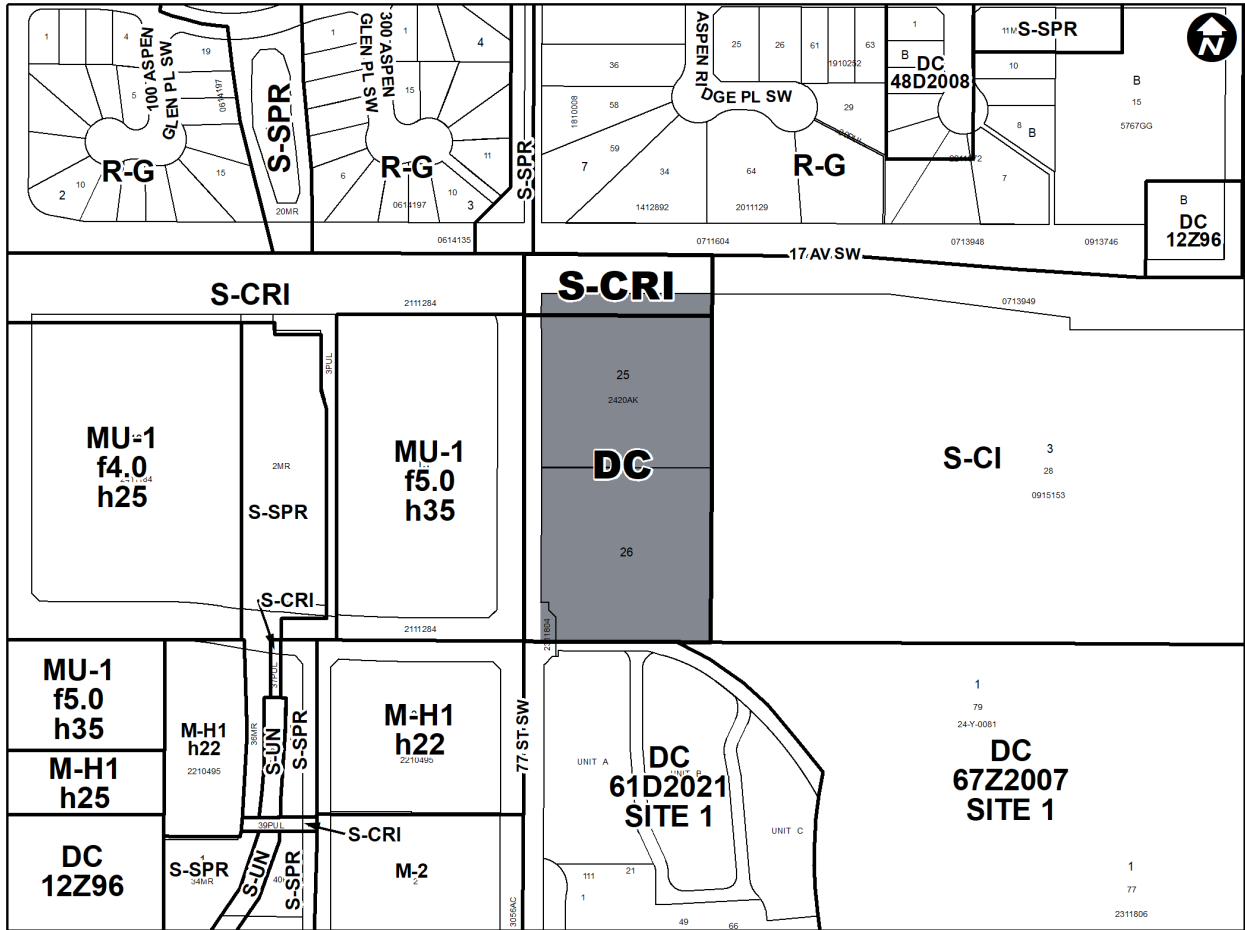
DEPUTY CITY CLERK
SIGNED ON DECEMBER 04, 2024

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SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to accommodate mixed use development with contextually appropriate setbacks.

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.

General Definitions

4 In this Direct Control District:

- (a) “**publicly accessible private open space**” means outdoor open space located on a **parcel** that is made available to the public through a registered public access easement agreement acceptable to the **Development Authority**.

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) **Place of Worship – Large.**

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 (1) Unless otherwise referenced in subsection 2, the maximum **floor area ratio** is 2.0.
- (2) Where the 1.91 hectare site as it existed at the time of passage of this Direct Control District Bylaw contains a minimum of 0.19 hectares of **publicly accessible private open space** or municipal reserve, the maximum **floor area ratio** is 3.5.

Building Height

- 9 (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 35.0 metres.
- (2) Where the **parcel** shares a **property line** with a **parcel** designated as Special Purpose – Community Institution (S-CI) District the maximum **building height**:
- (a) is 16.0 metres at a distance of 13.0 metres from the shared **property line**; and
 - (b) increases at a 45 degree angle to a maximum of 35.0 metres.

Setback Area

10 (1) Where a **parcel** shares a **property line** with a **street** or a **parcel** designated as a Direct Control District there is no requirement for a **setback area**.

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- (2) Where the *parcel* shares a *property line* with a *parcel* designated as Special Purpose – Community Institution (S-CI) District the *setback area* from that *parcel* must have a minimum depth of 13.0 metres.

Relaxations

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

Illustration 1: Setback Area for 10 (1)(2)

