

BYLAW NUMBER 288D2024

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2024-0178/CPC2024-1112)**

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 05, 2024

READ A SECOND TIME ON DECEMBER 05, 2024

READ A THIRD TIME ON DECEMBER 05, 2024



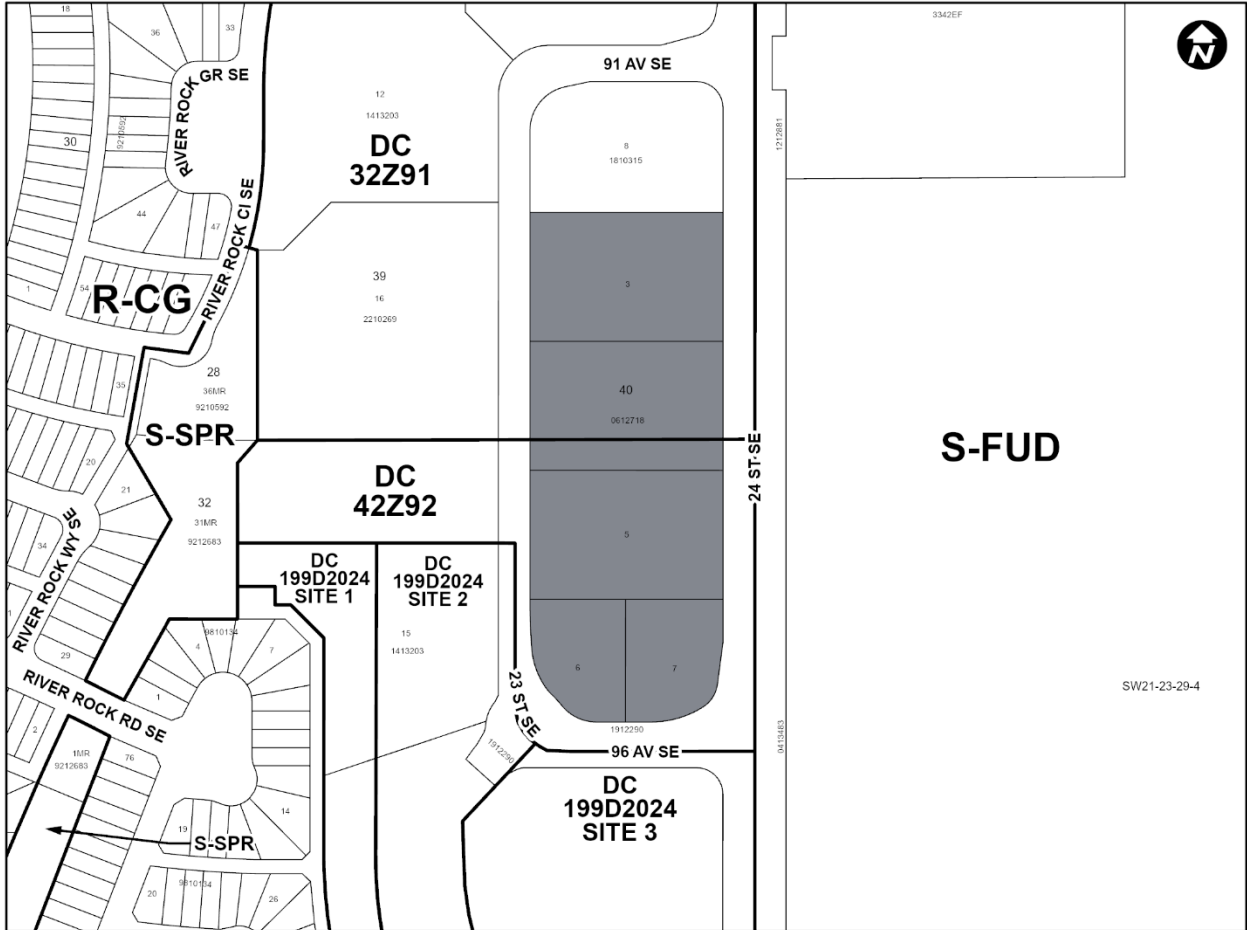
MAYOR
SIGNED ON DECEMBER 05, 2024



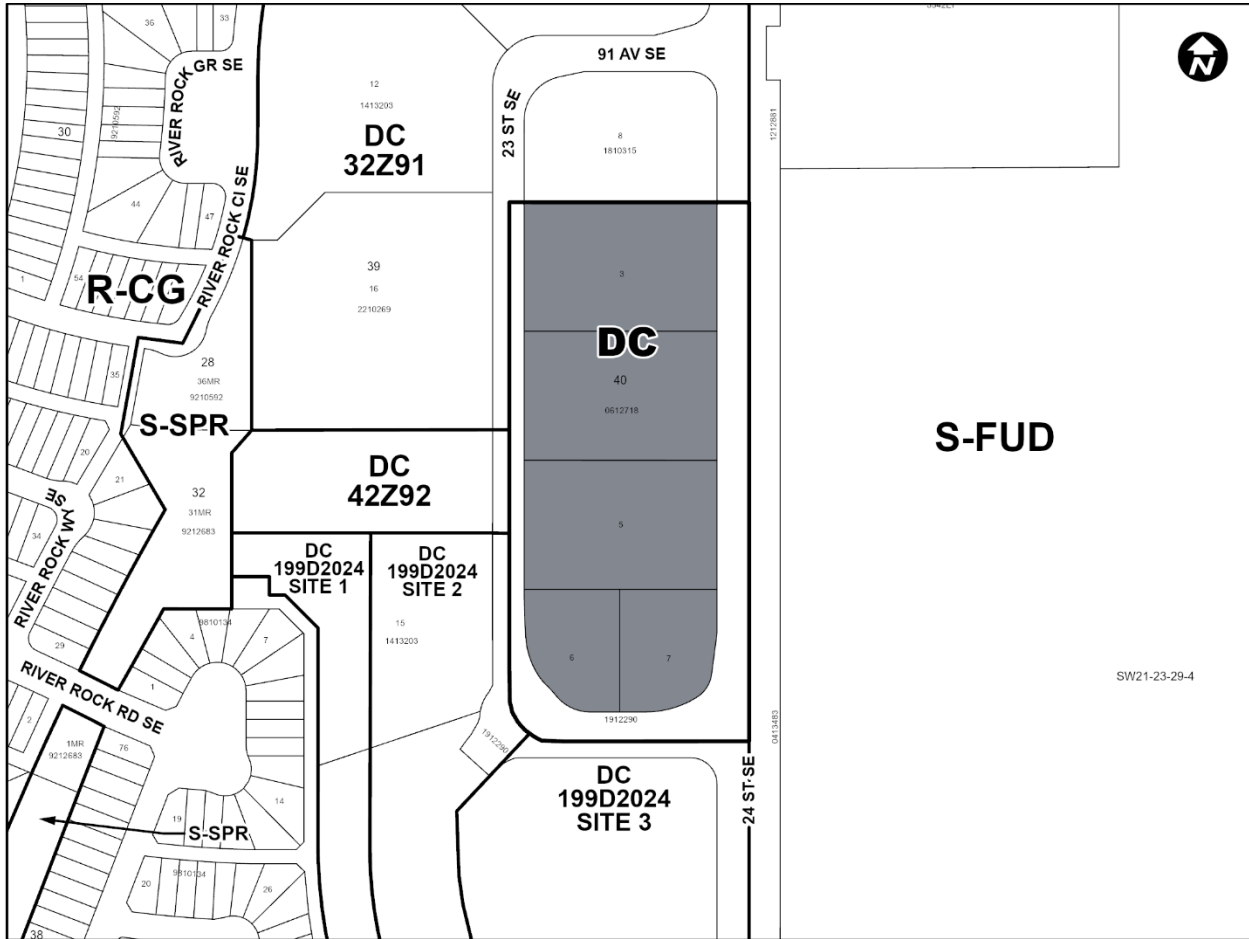
DEPUTY CITY CLERK
SIGNED ON DECEMBER 05, 2024

AMENDMENT LOC2024-0178/CPC2024-1112
BYLAW NUMBER 288D2024

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to allow for the additional uses of health services – medical care and recovery.

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) **“Health Services – Medical Care and Recovery”** means a use that:
 - (i) maintains and operates facilities for both inpatient and outpatient medical care;
 - (ii) provides health services that may be preventive, diagnostic, treatment, therapeutic, or rehabilitative in nature;
 - (iii) allows for recovery from surgical services or other medical treatment which may include overnight stays; and
 - (iv) does not include emergency, intensive, or long-term care.

Permitted Uses

5 The **permitted uses** of the Industrial – Commercial (I-C) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

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

- (a) **Health Services – Medical Care and Recovery.**

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Industrial – Commercial (I-C) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

8 The maximum **floor area ratio** for buildings is 2.0.

Building Height

9 The maximum **building height** is 16.0 metres.

Relaxations

10 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.