

BYLAW NUMBER 1D2025

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2024-0162/CPC2024-1024)**

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;

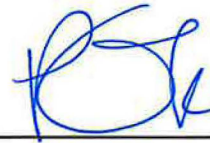
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 JANUARY 14, 2025

READ A SECOND TIME ON JANUARY 14, 2025

READ A THIRD TIME ON JANUARY 14, 2025



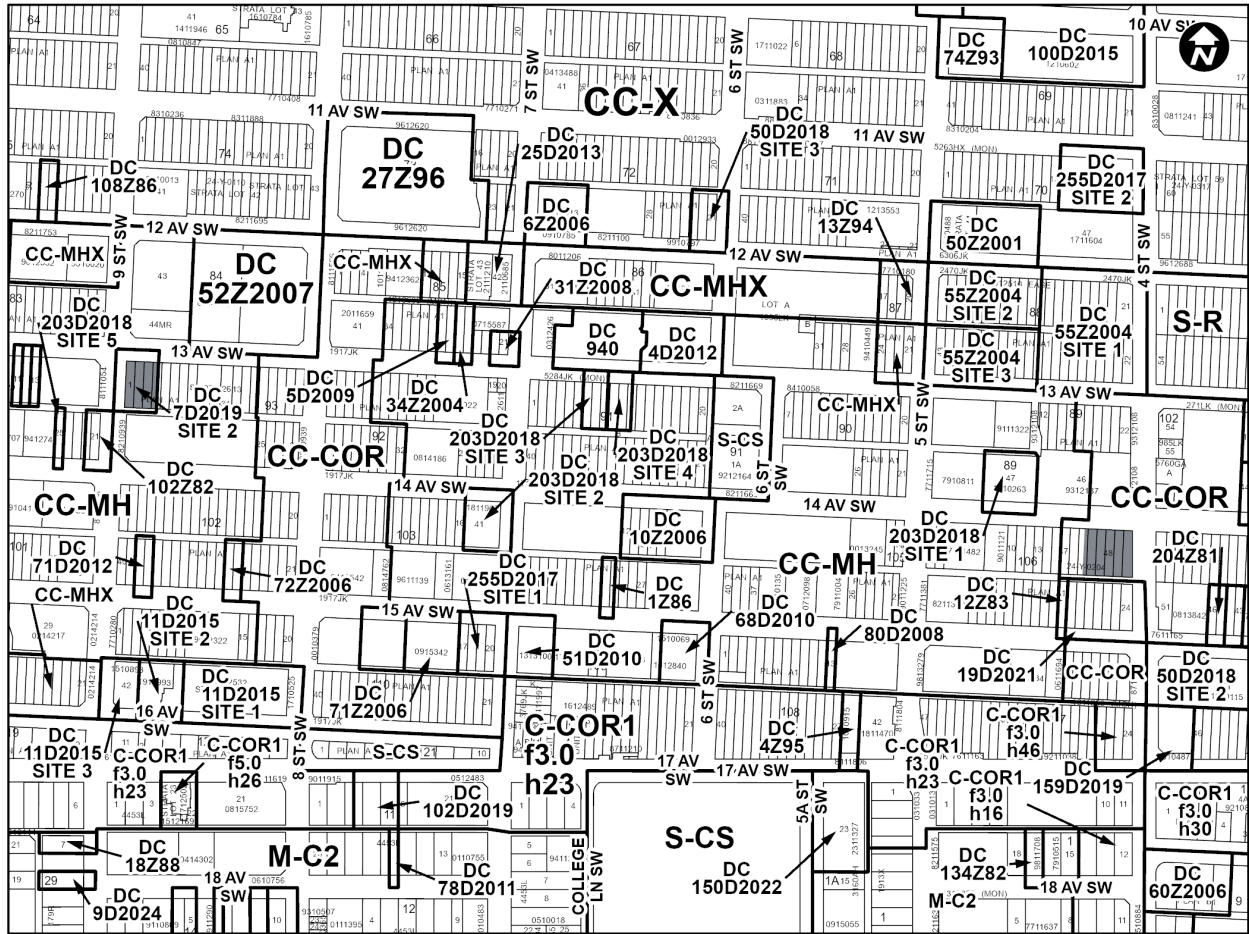
MAYOR
SIGNED ON JANUARY 14, 2025

for 

DEPUTY CITY CLERK
SIGNED ON JANUARY 14, 2025

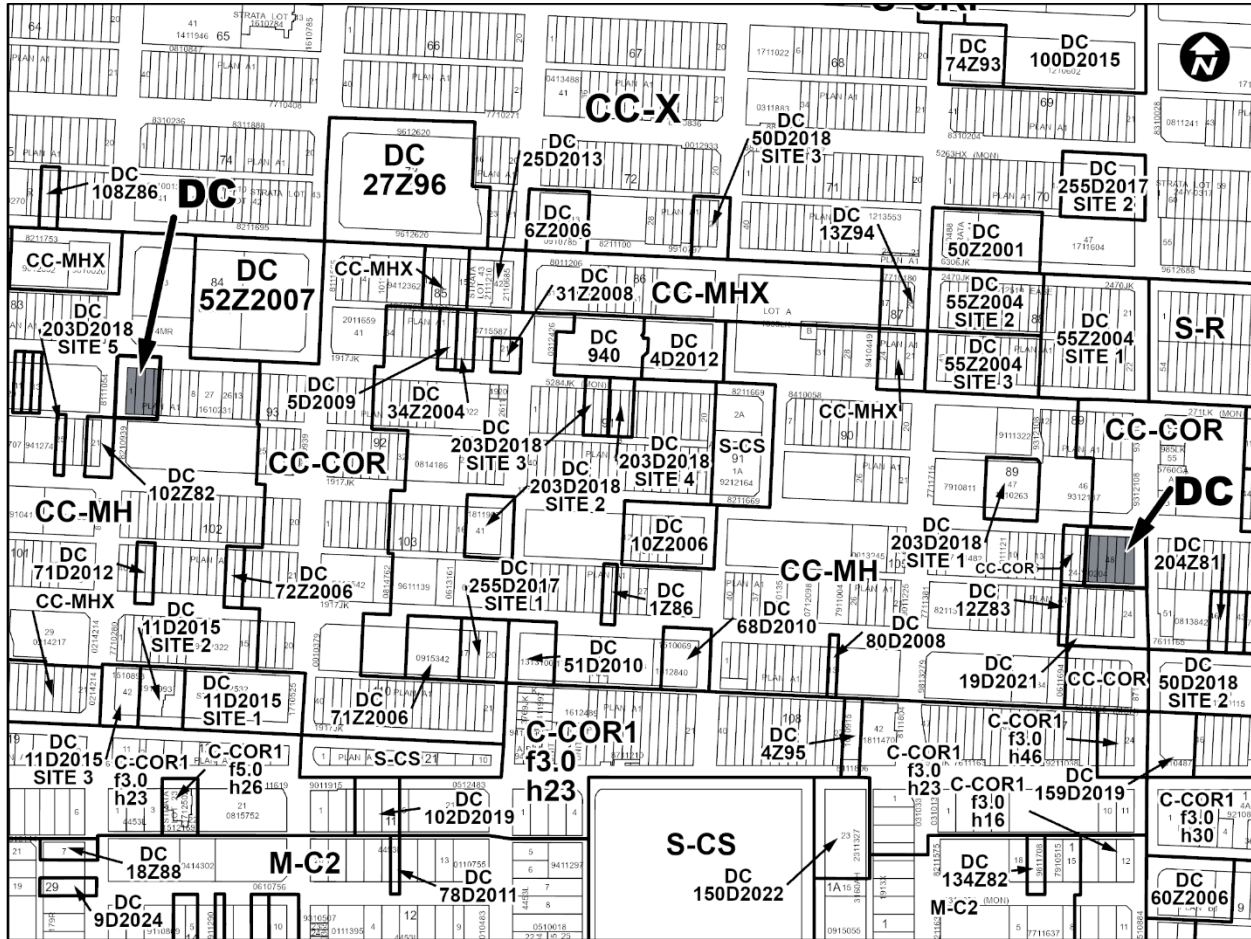
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SCHEDULE A



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SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to give effect to a heritage density transfer.

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) “**DC receiving parcel**” means Site 1, the **parcel** legally described as Plan A1, Block 106, Lots 19 to 23 inclusive and a portion of Lot 18, with the municipal address 1405 – 4 Street SW, which is the **parcel** receiving a heritage density transfer of 1,487 square metres from the **DC source parcel** (Site 2); and
- (b) “**DC source parcel**” means Site 2, the **parcel** legally described as Plan A1, Block 93, Lots 1, 2 and 3 and the westerly 15 feet of Lot 4, with the municipal address 1310 – 9 Street SW, which:
 - (i) is the **parcel** from which 1,487 square metres of heritage density is being transferred to the **DC receiving parcel** (Site 1) through this Direct Control District Bylaw; and
 - (ii) is the **parcel** from which 2,899 square metres of heritage density have already been transferred to a separate receiving **parcel** through Direct Control District Bylaw 7D2019.

Site 1

0.17 hectares (± 0.42 acres)

Application

5 The provisions in sections 6 through 9 apply only to Site 1.

Permitted Uses

6 The **permitted uses** of the Centre City Commercial Corridor District (CC-COR) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

7 The **discretionary uses** of the Centre City Commercial Corridor District (CC-COR) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

8 Unless otherwise specified, the rules of the Centre City Commercial Corridor District (CC-COR) of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 9
- (1) For **developments** that do not contain **Dwelling Units**, the maximum **floor area ratio** is 3.0.
 - (2) For **developments** containing **Dwelling Units**, the maximum **floor area ratio** is:
 - (a) 3.0; or
 - (b) 3.0, plus the **gross floor area** of **Dwelling Units** above the ground floor, up to a maximum **floor area ratio** of 5.0.
 - (3) The maximum **floor area ratio** may be increased to a total of 9.0 in accordance with the bonus provisions contained in Part 11, Division 7 of Bylaw 1P2007.

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- (4) The heritage density transfer allowed by section 1202 of Bylaw 1P2007:
- (a) must not exceed 0.9 **floor area ratio**, or 1,487 square metres, of heritage density transferred from the **DC source parcel** (Site 2); and
 - (b) may be used to increase the maximum **floor area ratio** to 9.9.
- (5) Unless otherwise referenced in subsections (1) to (3), where a **development** provides **units** with three or more bedrooms in the form of **Assisted Living, Dwelling Units** or **Live Work Units**, the **Development Authority** may exclude the three or more bedroom **units** from the **floor area ratio** calculation, up to a maximum of 15 per cent of the total **units** in the **development**.

Site 2

0.11 hectares (± 0.27 acres)

Application

10 The provisions in sections 11 through 14 apply only to Site 2.

Permitted Uses

11 The **permitted uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

12 The **discretionary uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

13 Unless otherwise specified, the rules of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 14** (1) After accounting for both heritage density transfers from the **DC source parcel**, the maximum **floor area ratio** is 2.89.
- (2) The bonus provisions contained in Part 11, Division 7 of Bylaw 1P2007 do not apply to Site 2 of this Direct Control District.

Relaxations

15 The **Development Authority** may relax the rules contained in Sections 8 and 13 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.