

**BYLAW NUMBER 54D2023**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2022-0151/CPC2023-0214)**

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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 APRIL 04, 2023

READ A SECOND TIME ON APRIL 04, 2023

READ A THIRD TIME ON APRIL 04, 2023



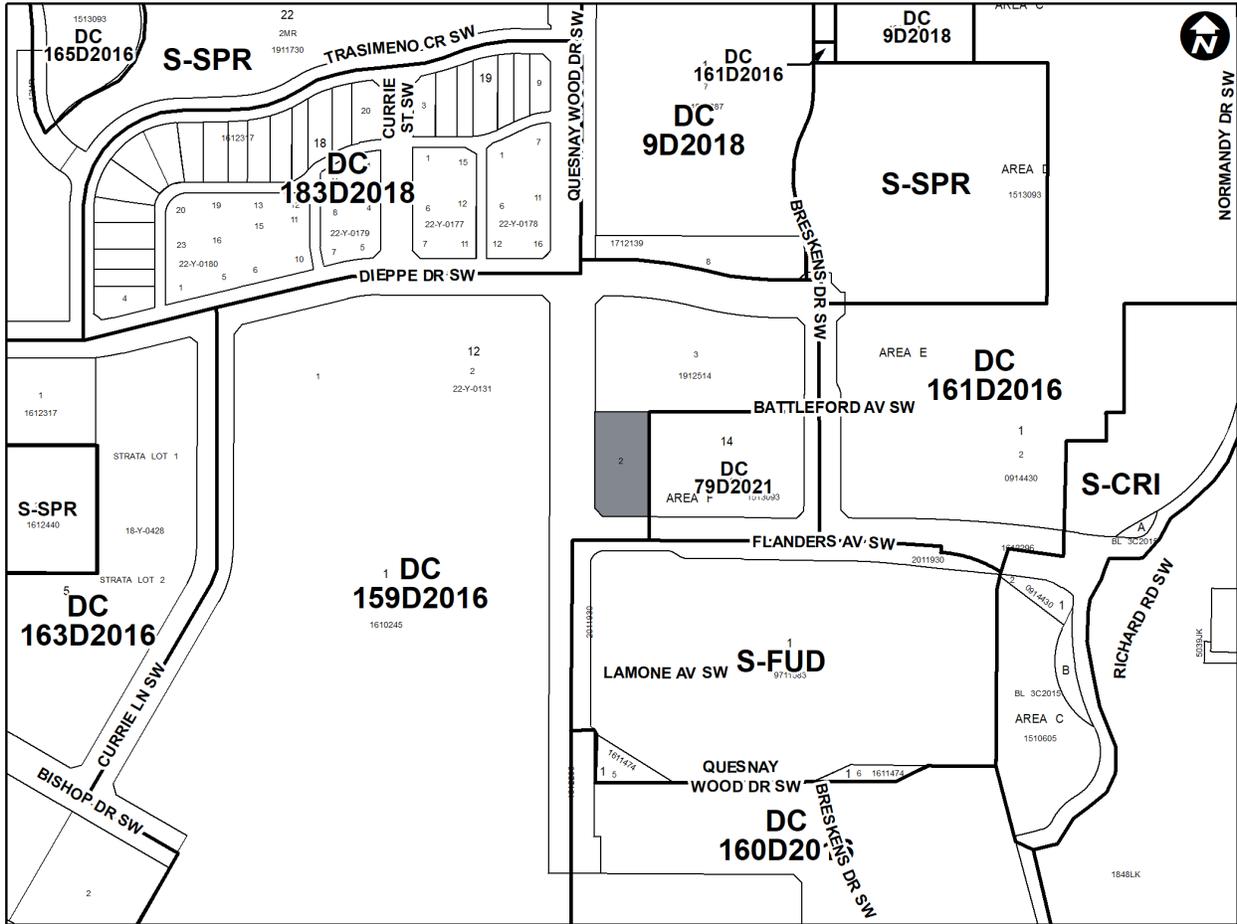
\_\_\_\_\_  
MAYOR  
SIGNED ON APRIL 04, 2023



for \_\_\_\_\_  
CITY CLERK  
SIGNED ON APRIL 04, 2023

AMENDMENT LOC2022-0151/CPC2023-0214  
BYLAW NUMBER 54D2023

**SCHEDULE A**





**Permitted Uses**

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

- (a) **Museum.**

**Discretionary Uses**

5 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) **Billiard Parlour;**
- (b) **Cinema;**
- (c) **Conference and Event Facility;**
- (d) **Drinking Establishment – Large;**
- (e) **Drinking Establishment – Medium;**
- (f) **Food Kiosk;**
- (g) **General Industrial – Light; and**
- (h) **Performing Arts Centre.**

**Bylaw 1P2007 District Rules**

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

**Building Height**

7 The maximum **building height** is 26.0 metres.

**Setback Area**

- 8 (1) The minimum **building setback** from a **property line** shared with Quesnay Wood Drive SW is 3.0 metres.
- (2) The minimum **building setback** from a **property line** shared with Flanders Avenue SW is 2.0 metres.
- (3) There is no minimum **building setback** for an underground parkade from a **property line**.

**Use Area**

9 There is no maximum **use** area.

**Relaxations**

10 The **Development Authority** may relax the rules contained in Sections 6 through 9 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.