

**BYLAW NUMBER 144D2025**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2024-0274/CPC2025-0700)**

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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.

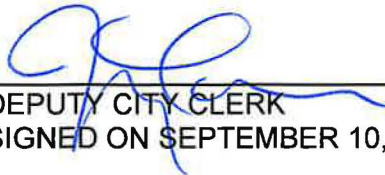
READ A FIRST TIME ON SEPTEMBER 10, 2025

READ A SECOND TIME ON SEPTEMBER 10, 2025

READ A THIRD TIME ON SEPTEMBER 10, 2025



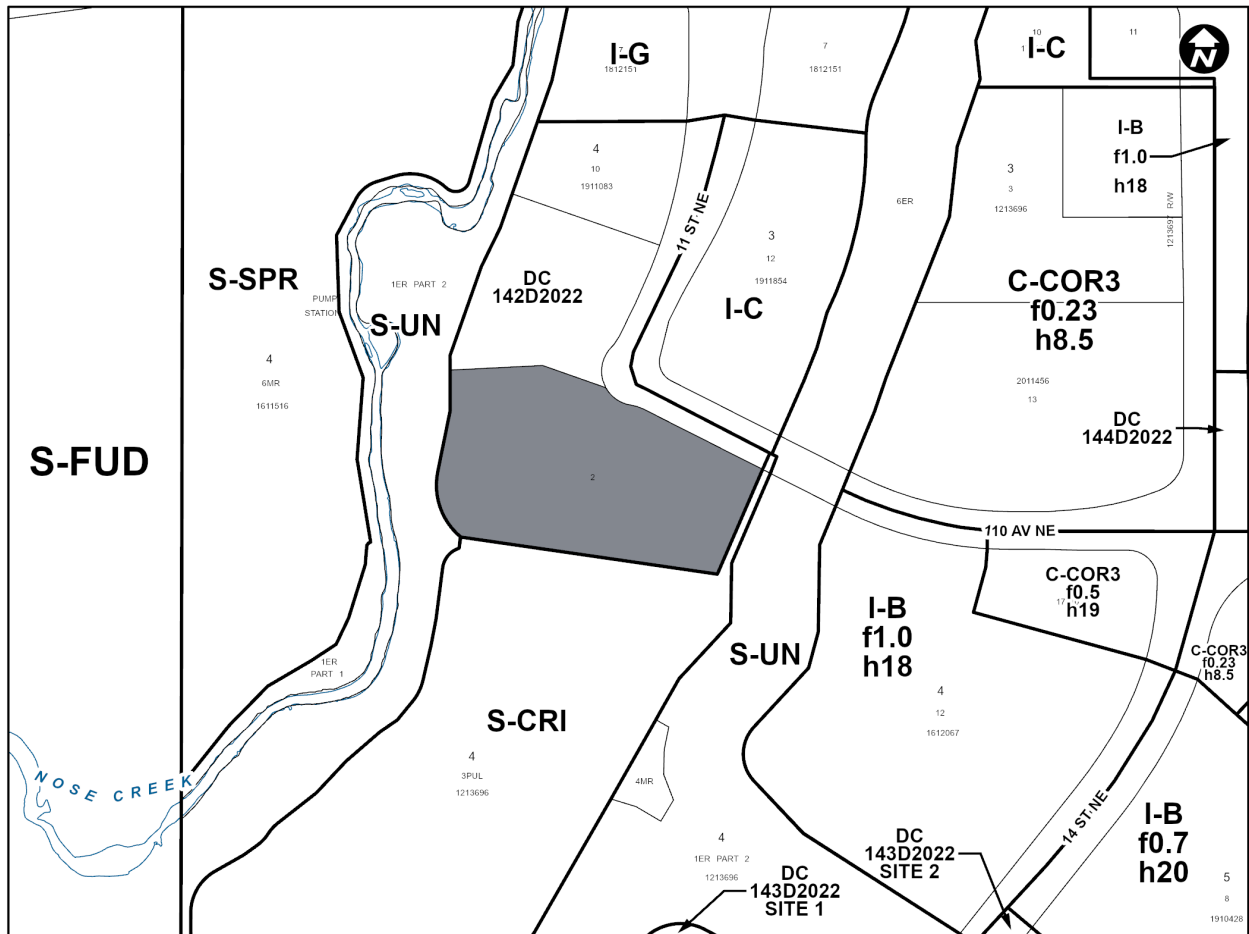
MAYOR  
SIGNED ON SEPTEMBER 10, 2025



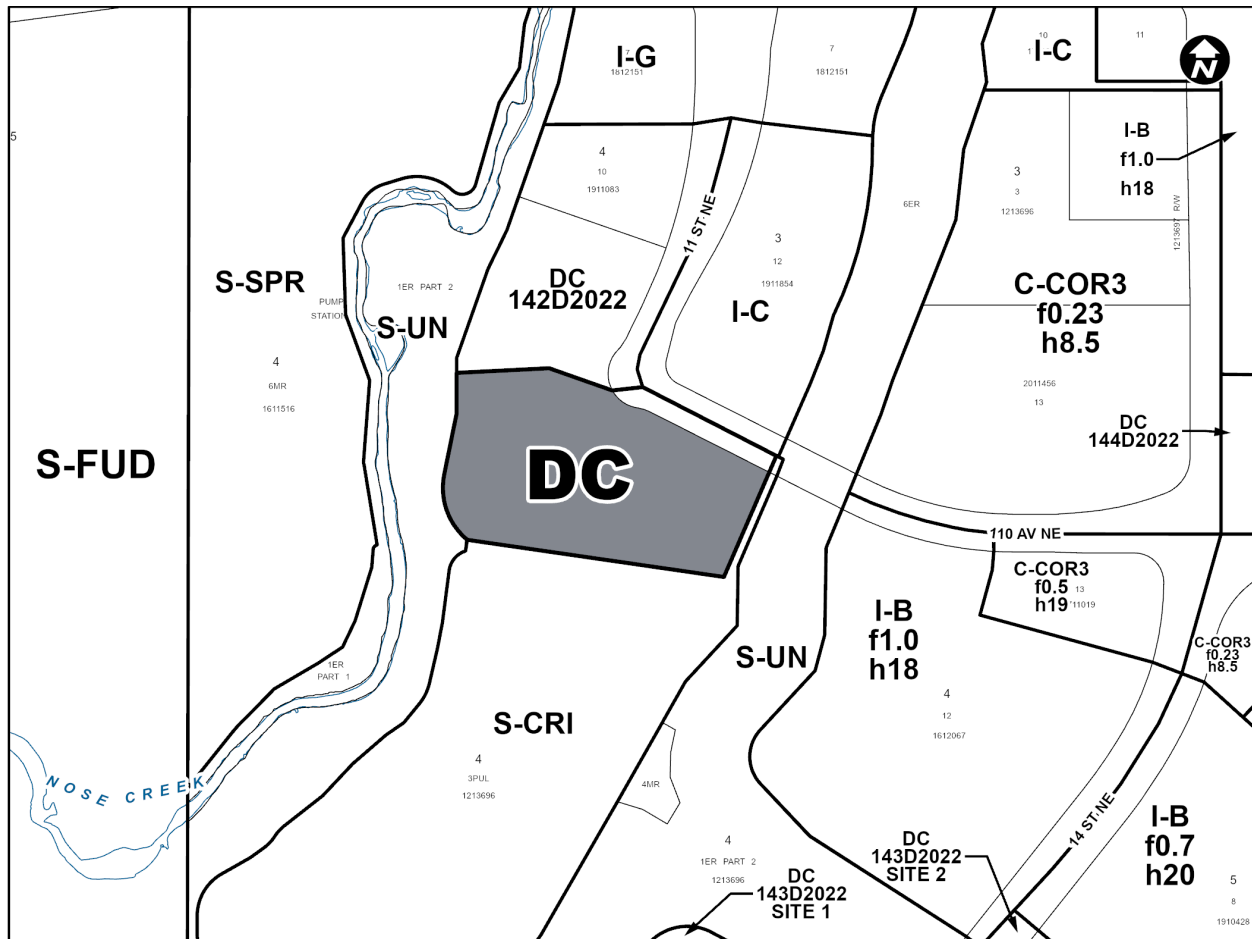
DEPUTY CITY CLERK  
SIGNED ON SEPTEMBER 10, 2025

AMENDMENT LOC2024-0274/CPC2025-0700  
BYLAW NUMBER 144D2025

**SCHEDULE A**



**SCHEDULE B**



**DIRECT CONTROL DISTRICT**

**Purpose**

- 1 This Direct Control District Bylaw is intended to allow for additional commercial uses while retaining the industrial nature of the site.

**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.

**Permitted Uses**

- 4 The **permitted uses** of the Industrial – General (I-G) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District with the addition of the following **uses** when they are located within existing approved **buildings**:

- (a) Artist's Studio;
- (b) Computer Games Facility;
- (c) Financial Institution;
- (d) Fitness Centre;
- (e) Health Care Service;
- (f) Indoor Recreation Facility;
- (g) Information and Service Provider;
- (h) Liquor Store;
- (i) Office;
- (j) Pawn Shop;
- (k) Print Centre;
- (l) Radio and Television Studio;
- (m) Residential Care;
- (n) Retail and Consumer Service;
- (o) Retail Garden Centre;
- (p) Seasonal Sales Area;
- (q) Service Organization;
- (r) Specialized Industrial;
- (s) Vehicle Sales – Minor; and
- (t) Veterinary Clinic.

#### Discretionary Uses

5 (1) **Uses** listed in Section 4 of this Direct Control District Bylaw are **discretionary uses** if they are located in proposed **buildings**, or proposed additions to existing **buildings**.

(2) The **discretionary uses** of the Industrial – General (I-G) District of District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District:

(a) with the addition of:

- (i) Cannabis Store;
- (ii) Drinking Establishment – Small;
- (iii) Drinking Establishment – Medium;
- (iv) Place of Worship – Medium;
- (v) Post-secondary Learning Institution;
- (vi) Printing, Publishing, and Distributing; and
- (vii) Recreational Vehicle Sales;

(b) with the exclusion of:

- (i) Office;
- (ii) Print Centre; and
- (iii) Vehicle Sales – Minor.

(3) Section 908(3) of Bylaw 1P2007 does not apply in this Direct Control District.

#### Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Industrial – General (I-G) District of Bylaw 1P2007 apply in this Direct Control District.

**Use Area**

- 7 (1) The maximum **use area** for a **Retail and Consumer Service** combined with any other **use** is 465.0 square metres.
- (2) The maximum **public area** for a **Restaurant: Food Service Only** or **Restaurant: Licensed** is 300.0 square metres.

**Gross Floor Area for Offices and Administrative Areas**

- 8 (1) Unless otherwise referenced in subsection (2) or (3), there is no maximum **use area** for an **Office** when it is located on a **parcel** with an area less than 0.4 hectares.
- (2) On a **parcel** of 0.4 hectares or greater, the cumulative **gross floor area** of **Office uses** must not exceed 50.0 per cent of the **gross floor area** of the **building**.
- (3) Areas in a **building** used for administration or to provide work space to employees of a **use** will not be included when determining compliance with subsections (1) and (2), provided:
- (a) the administration or work space area is located in the same **use area** as the **use** that it serves; and
- (b) the principal **use** is not an **Office**.

**Relaxations**

- 9 The **Development Authority** may relax the rules contained in Sections 6 through 8 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.