

**BYLAW NUMBER 148D2025**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2025-0062/CPC2025-0712)**

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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 09, 2025

READ A SECOND TIME ON SEPTEMBER 09, 2025

READ A THIRD TIME ON SEPTEMBER 09, 2025



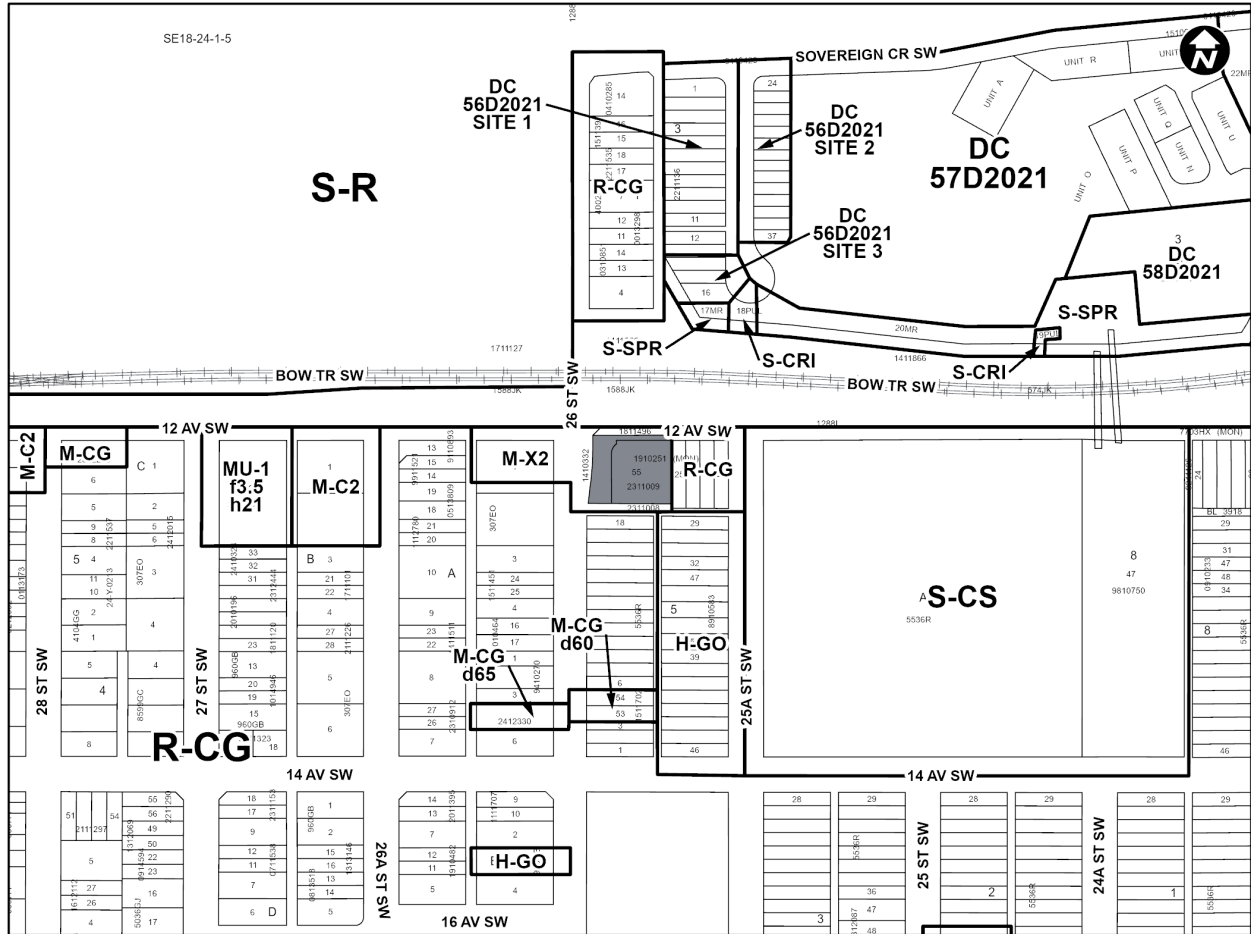
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MAYOR  
SIGNED ON SEPTEMBER 09, 2025



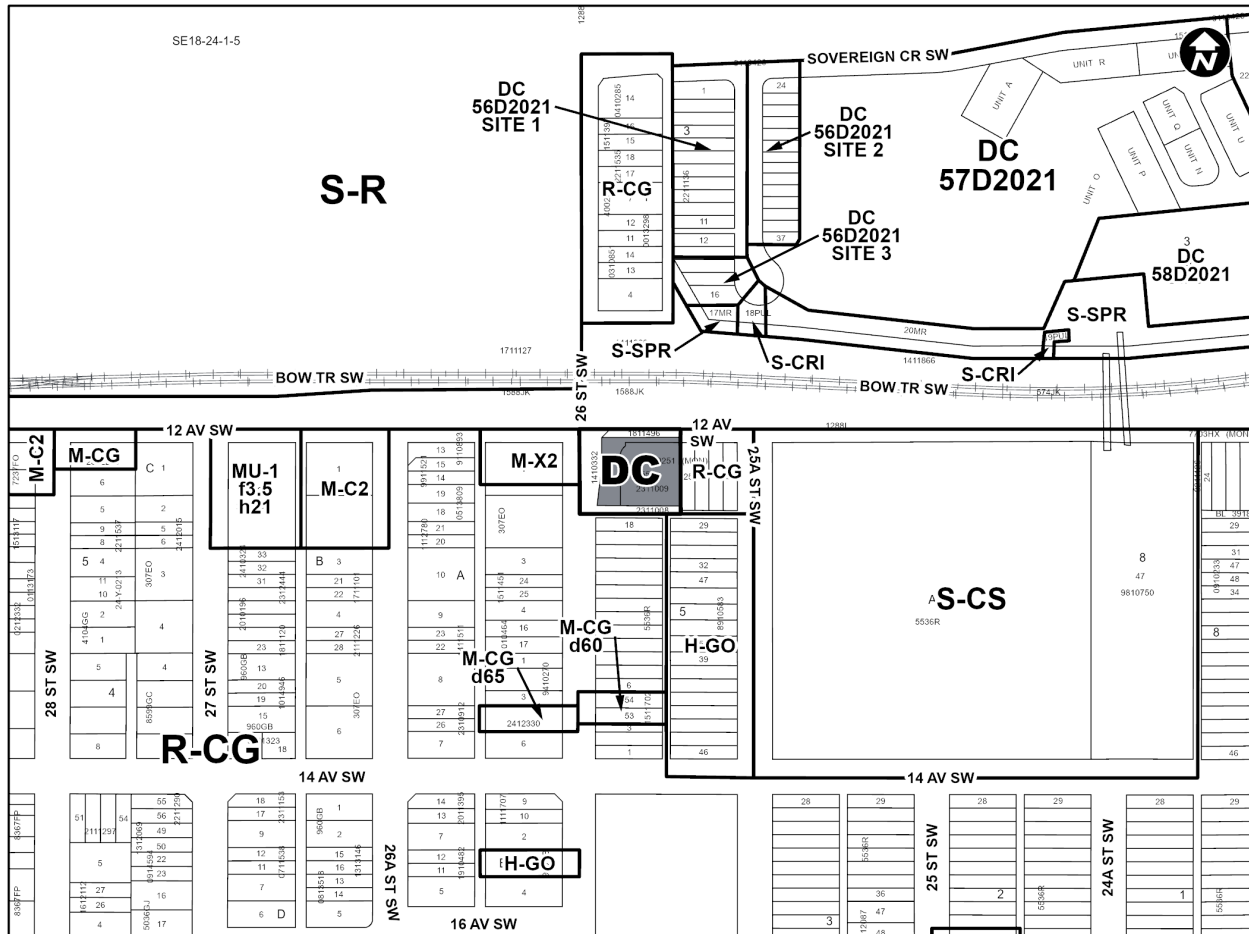
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DEPUTY CITY CLERK  
SIGNED ON SEPTEMBER 09, 2025

AMENDMENT LOC2025-0062/CPC2025-0712  
BYLAW NUMBER 148D2025

**SCHEDULE A**



**SCHEDULE B**



**DIRECT CONTROL DISTRICT**

**Purpose**

- 1** This Direct Control District Bylaw is intended to:
  - (a) establish site-specific development rules that respond to the constrained nature of the site; and
  - (b) provide alternative motor vehicle parking reductions with the provision of transportation demand management measures.

**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) “**bicycle repair facility**” means a secure indoor space within the **development**, made available to tenants of that **development**, that provides basic equipment for the maintenance of bicycles.

**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.

**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 The maximum **floor area ratio** is 3.0.

**Building Height**

- 9 The maximum **building height** is 20.0 metres.

**Setback Area**

- 10 (1) Unless otherwise specified in subsection (2), there is no requirement for a **setback area**.
- (2) Where a **parcel** shares a **property line** with another **parcel**, the setback area must have a minimum depth of:
- (a) 3.0 metres for a minimum 65 per cent of the length of the property line; and
- (b) 1.2 metres for the remaining length of the **property line**.

**Building Orientation**

- 11 Section 1339 of Bylaw 1P2007 does not apply to this Direct Control District.

**Rules for Dwelling Units Facing a Street**

- 12 An entrance to an individual **Dwelling Unit** located at **grade** must be set back a minimum of 2.5 metres from a **property line** shared with a **street**.

**Landscaping in Setback Areas**

- 13** (1) Unless otherwise specified in subsection (2), there is no requirement for landscaping in a **setback area**.
- (2) Where a **setback area** shares a **property line** with another **parcel**, the **setback area**:
- (a) must be landscaped with a **soft surface landscaped area**;
  - (b) may include a sidewalk along the length of the **building**;
  - (c) may include a **patio**; and
  - (d) must provide a minimum of 3.0 shrubs for every 45.0 square metres.

**Motor Vehicle Parking Stall Reduction**

- 14** (1) The **motor vehicle parking stall** requirement is reduced to 0.25 stalls per **Dwelling Unit** for resident parking and 0.0 **visitor parking stalls** per **unit** where the following transportation demand measures are provided:
- (a) provision of a **bicycle repair facility**;
  - (b) a minimum of 1.0 **bicycle parking stalls – class 1** per **unit**; and
  - (c) a minimum of 50 per cent of the total **bicycle parking stalls – class 1** provided are accessed directly from **grade** and provided in a horizontal format.
- (2) If the **motor vehicle parking stall** requirement is reduced in accordance with subsection (1), then Sections 1352 and 1354 of Bylaw 1P2007 do not apply in this Direct Control District.

**Relaxations**

- 15** The **Development Authority** may relax the rules contained in Sections 7, 10 and 13 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.