

BYLAW NUMBER 152D2025

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2024-0257/CPC2025-0573)**

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



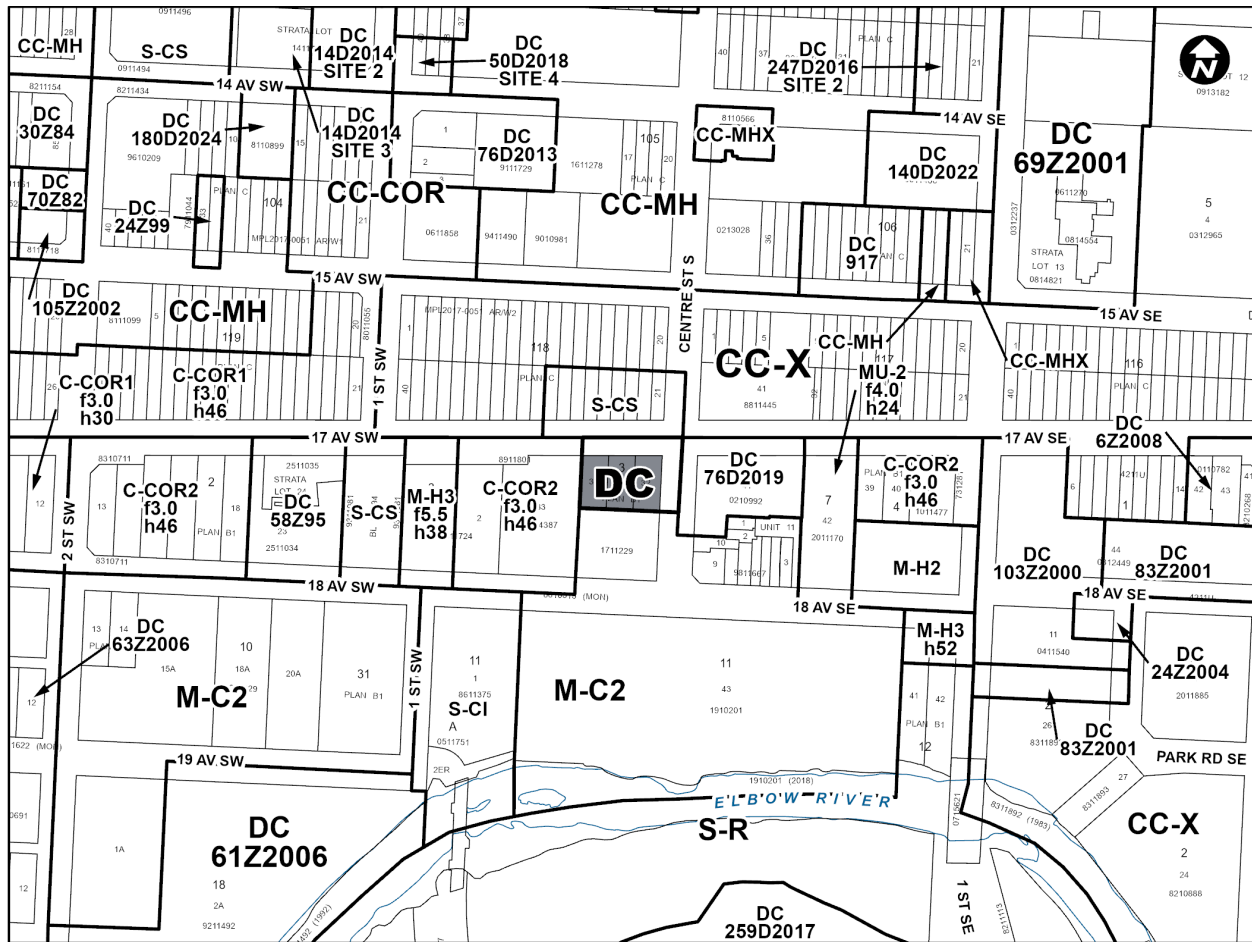
MAYOR
SIGNED ON SEPTEMBER 09, 2025



DEPUTY CITY CLERK
SIGNED ON SEPTEMBER 09, 2025

**AMENDMENT LOC2024-0257/CPC2025-0573
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SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) promote developments with storefronts along a continuous block face fronting on 17 Avenue SW and Centre Street S;
- (b) provide for specific rules for commercial uses at grade that addresses site constraints including access and egress to the parcel; and
- (c) restrict floor plate size in order to mitigate the impacts of shadowing on Humpy Hollow Park.

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 Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

- 5 The ***discretionary uses*** of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7 The maximum ***floor area ratio*** is 8.0.

Building Height

- 8 (1) Unless otherwise referenced in subsection (2), the maximum ***building height*** is 70.0 metres.
- (2) The maximum ***building height*** is 12.0 metres within 6.0 metres of the south ***property line***.

Location of Uses within Buildings

- 9 (1) The following ***uses*** must not be located on the ground floor of ***buildings*** where the ***use*** fronts 17 Avenue SW or Centre Street S:
- (a) **Assisted Living;**
 - (b) **Catering Service – Minor;**
 - (c) **Child Care Service;**
 - (d) **Dwelling Unit;**
 - (e) **Health Care Service;**
 - (f) **Instructional Facility;**
 - (g) **Live Work Unit;**
 - (h) **Office;**
 - (i) **Place of Worship – Small;**
 - (j) **Post-secondary Learning Institution;**
 - (k) **Residential Care;**
 - (l) **Social Organization; and**
 - (m) **Veterinary Clinic.**
- (2) There is no minimum requirement for the ***gross floor area*** of ***buildings*** to contain “Commercial Uses.”

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- (3) “Commercial Uses” are required along 17 Avenue SW and Centre Street S where residential access, loading, and waste and recycling areas are not provided.
- (4) “Commercial Uses” and **Live Work Units**:
 - (a) may be located on the same floor as **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** and **Residential Care**; and
 - (b) must not share an internal hallway with **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** or **Residential Care**.
- (5) Where this section refers to “Commercial Uses” it refers to the listed **permitted uses** and **discretionary uses** in the Commercial – Corridor 1 (C-COR1) District of Bylaw 1P2007, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit, Live Work Unit** and **Residential Care**.

Floor Plate Restrictions

- 10** Each floor of a **building** located wholly above 12.0 metres above **grade** has a maximum **floor plate area** of 485.0 square metres.

Projections Into Setback Areas

- 11** (1) Unless otherwise referenced in subsections (2), (3), (4) and (5), **buildings** must not be located in any **setback area**.
- (2) Eaves of a **building** may project into any **setback area** to a maximum of 0.6 metres.
- (3) Portions of a **building** below the surface of the ground may extend into any **setback area**, only when those portions are used as a parking structure.
- (4) Portions of a **building** located at **grade** or above may extend into a **setback area** from a **property line** shared with another **parcel** for the sole purpose of providing access to a parking garage.
- (5) **Signs** may be located in any **setback area**, and where so located, must be in accordance with Part 3, Division 5.

Relaxations

- 12** The **Development Authority** may relax the rules contained in Sections 6, 9 and 11 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.