

BYLAW NUMBER 166D2025

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2025-0100/CPC2025-0736)**

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 NOVEMBER 18, 2025

READ A SECOND TIME ON NOVEMBER 18, 2025

READ A THIRD TIME ON NOVEMBER 18, 2025



MAYOR

SIGNED ON NOVEMBER 18, 2025



CITY CLERK

SIGNED ON NOVEMBER 18, 2025

SCHEDULE A





4 The ***permitted uses*** of the Multi-Residential – High Density High Rise (M-H3) District are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Multi-Residential – High Density High Rise (M-H3) District are the **discretionary uses** in this Direct Control District with the addition of:

(a) **Museum.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Multi-Residential – High Density High Rise (M-H3) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

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

Setback Area

- 8 The depth of all **setback areas** must be equal to the minimum **building setback** required in Section 9 of this Direct Control District.

Building Setbacks

- 9 The minimum **building setback** from a **property line** is zero metres.

Building Height

- 10 (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 52.0 metres.
- (2) The maximum **building height** is 15.0 metres from **grade**:
- (a) within 1.2 metres of the east **property line**;
 - (b) within 3.5 metres of the west **property line**; and
 - (c) within 1.5 metres of the north and south **property lines**.

Rules for Commercial Multi-Residential Uses

- 11 (1) **Commercial multi-residential uses** must:
- (a) be contained completely within the **building** with the exception of **Outdoor Café uses**;
 - (b) be located on either or both the first or second **storey** of the **main residential building** with the exception of **Restaurant: Food Service Only, Restaurant: Licensed** and **Outdoor Café uses**, which may also be located on either or both of the top **storey** or rooftop of the **main residential building**; and
 - (c) not share a hallway with **Dwelling Units**.
- (2) The maximum **use area** for each **commercial multi-residential use** is 325.0 square metres.

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- (3) The maximum **public area** for a **Restaurant: Food Service Only** or **Restaurant: Licensed** is 150.0 square metres.
- (4) Parking areas for **commercial multi-residential uses** must be separated from residential parking areas.

Rules for Museum

- 12** (1) A **Museum** must:
- (a) be located on either or both of the first or second **storey** of a **building**;
 - (b) be contained completely within a **building**; and
 - (c) not share a hallway with **Dwelling Units**.
- (2) The maximum **use area** for a **Museum** is 2,000.0 square metres.
- (3) Parking areas for a **Museum** must be separated from residential parking areas.

Relaxations

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