

BYLAW NUMBER 56D2025

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2024-0248/CPC2025-0176)**

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 09, 2025

READ A SECOND TIME ON APRIL 09, 2025

READ A THIRD TIME ON APRIL 09, 2025



MAYOR

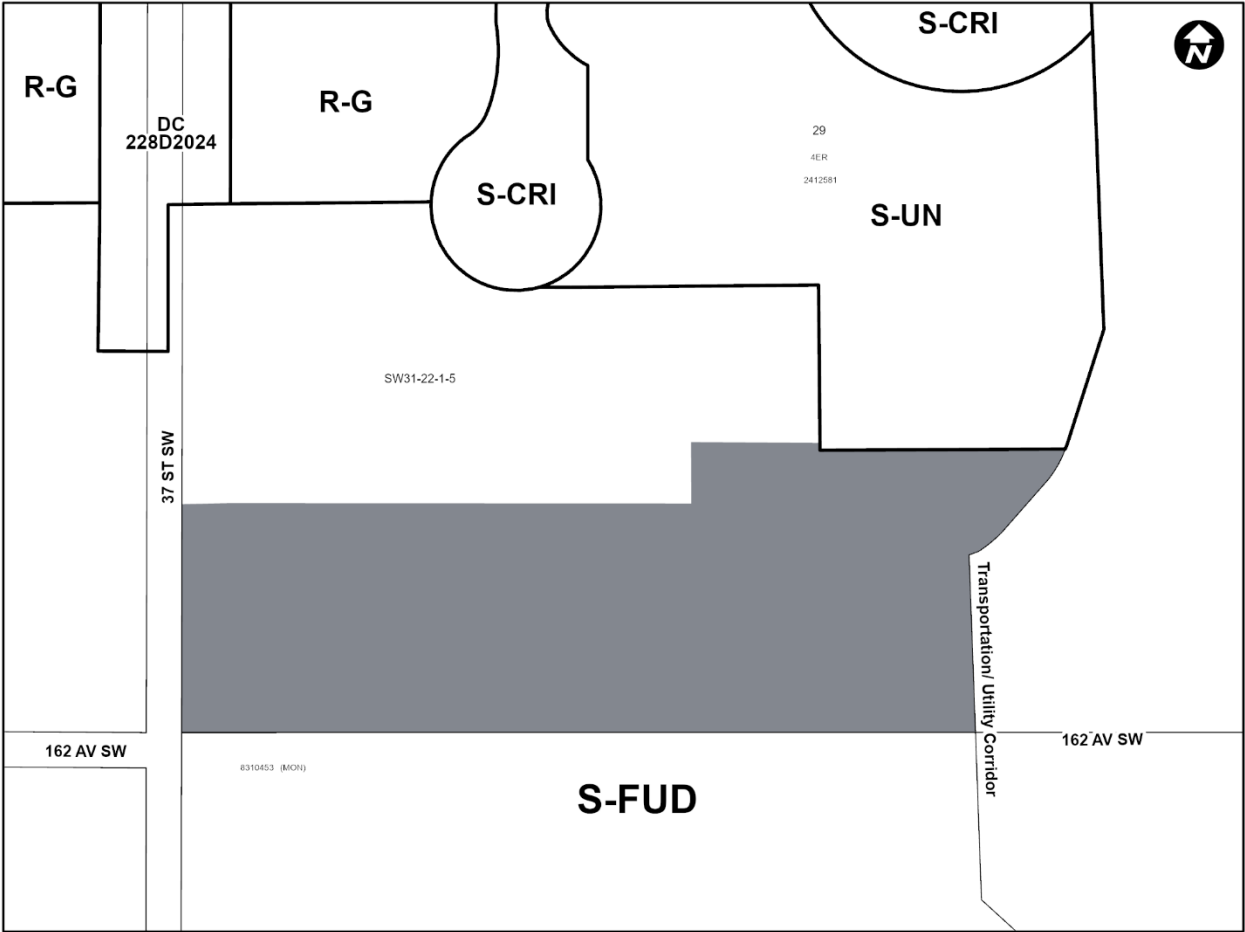
SIGNED ON APRIL 09, 2025



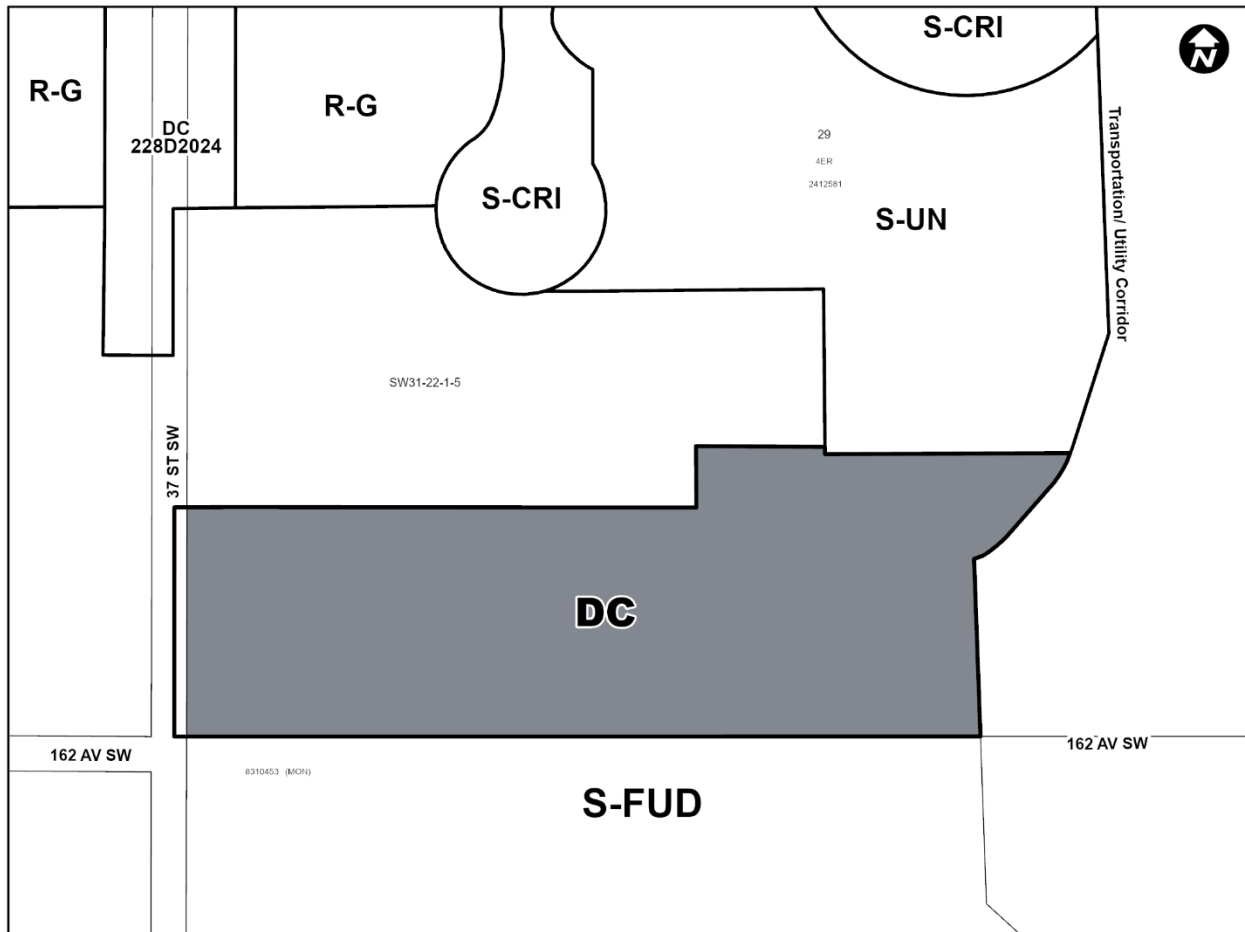
DEPUTY CITY CLERK

SIGNED ON APRIL 09, 2025

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to:
- (a) allow for an automotive dealership that may include heavy passenger vehicle sales; and
 - (b) include specific interface requirements along 37 Street SW, 162 Avenue SW, Stoney Trail SW and Storm Way SW.

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.

Defined Uses

4 In this Direct Control District:

(a) **“DC Vehicle Sales”**:

(i) means a ***use***:

(A) where motor vehicles are sold or leased;

(B) where vehicles may have a gross vehicle weight over 4536 kilograms;

(C) that must not include vehicles that can be generally described as a bus, cube van, dump truck, flatbed truck, tractor, trailer or tractor trailer combination; and

(D) that must not include equipment used in road construction, building construction, agricultural operations, oil and gas operations or similar industries; and

(ii) that is considered a “Commercial Use” for the purposes of Section 804 of Bylaw 1P2007.

Permitted Uses

5 The ***permitted uses*** of the Commercial – Corridor 2 (C-COR2) District of Bylaw 1P2007 are the ***permitted uses*** in this Direct Control District.

Discretionary Uses

6 The ***discretionary uses*** of the Commercial – Corridor 2 (C-COR2) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the addition of:

(a) **DC Vehicle Sales.**

Bylaw 1P2007 District Rules

7 Unless otherwise specified, the rules of the Commercial – Corridor 2 (C-COR2) District of Bylaw 1P2007 apply in this Direct Control District.

DC Vehicle Sales Rules

8 In this Direct Control District, a **DC Vehicle Sales *use***:

(b) may be combined with an **Auto Body and Paint Shop**;

(c) must not have more than 25.0 per cent of the ***gross floor area*** occupied by an **Auto Body and Paint Shop**;

(d) must not have an outdoor speaker system;

(e) may only store or display vehicles on portions of the ***parcel*** approved exclusively for storage or display;

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- (f) must only accept deliveries and offloading of vehicles within a designated area on the **parcel**;
- (g) must provide 1.0 **motor vehicle parking stall** for every inventory vehicle on the **parcel**; and
- (h) requires a minimum of 1.0 **bicycle parking stalls – class 2** per 250.0 square metres of **gross usable floor area**.

Parcel Area

9 The maximum area of a **parcel** is 5.0 hectares.

Floor Area Ratio

10 The maximum **floor area ratio** is 2.0.

Building Height

11 The maximum **building height** is 16.0 metres.

Use Area for DC Vehicle Sales

12 Section 803 of Bylaw 1P2007 does not apply to **DC Vehicle Sales**.

Building Façade

- 13** (1) The length of the **building** façade that faces 37 Street SW must be a minimum of 30 per cent of the length of the **property line** it faces.
- (2) A minimum of 40 per cent of the **building** façade facing 37 Street SW must be transparent glazing.

Building Setbacks

- 14** (1) The maximum **building setback** from a **property line** shared with 37 Street SW is 9.0 metres.
- (2) If more than one **building** is located on a **parcel** with a **property line** shared with 37 Street SW, the **building** closest to 37 Street SW must be a maximum of 9.0 metres from the **property line**.

Setback Areas

- 15** (1) Sections 805, 806 and 807 of Land Use Bylaw 1P2007 do not apply in this Direct Control District.
- (2) The **setback area** from a **property line** shared with 37 Street SW must have a minimum depth of 3.0 metres.
- (3) The **setback area** from a **property line** shared with 162 Avenue SW must have a minimum depth of 6.0 metres.
- (4) The **setback area** from a **property line** shared with Storm Way SW or a **parcel** designated as a **residential district** must have a minimum depth of 6.0 metres.
- (5) The **setback area** from a **property line** shared with the Stoney Trail

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SW Transportation Utility Corridor must have a minimum depth of 6.0 metres.

- (6) The **setback area** from a **property line** shared with a **commercial district** must have a minimum depth of 3.0 metres.
- (7) **Setback areas** shall not contain **motor vehicle parking stalls** or outdoor product display areas.

Landscaping in Setback Areas

- 16 (1) Where a **setback area** shares a **property line** with 37 Street SW, Storm Way SW or a **parcel** designated as a **residential district**, the **setback area** must:
- (a) be a **soft surfaced landscaped area**; and
 - (b) provide a minimum of 1.0 trees and 2.0 shrubs:
 - (i) for every 15.0 square metres; or
 - (ii) for every 25.0 square metres, where irrigation is provided by a **low water irrigation system**.
- (2) Where a **setback area** shares a **property line** with 162 Avenue SW or Stoney Trail SW, the **setback area** must:
- (a) be a **soft surfaced landscaped area**; and
 - (b) provide a minimum of 2.0 shrubs:
 - (i) for every 15.0 square metres; or
 - (ii) for every 25.0 square metres, where irrigation is provided by a **low water irrigation system**.
- (3) Where a **setback area** shares a **property line** with a **parcel** designated as a **commercial, industrial or special purpose district**, the **setback area**:
- (a) must be **soft surfaced landscaped area**;
 - (b) may have a sidewalk along the length of the **building**; and
 - (c) must provide a minimum of 1.0 trees and 2.0 shrubs:
 - (i) for every 35 square metres; or
 - (ii) for every 50 square metres, where irrigation is provided by a **low water irrigation system**.

Dark Sky Lighting Requirements

- 17 Outdoor lighting on a **parcel** must contain shielded fixtures that direct light downward.

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Relaxations

- 18** The ***Development Authority*** may relax the rules contained in Sections 7 and 13 through 17 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.