

BYLAW NUMBER 66D2025

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2023-0359/CPC2025-0098)**

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 08, 2025

READ A SECOND TIME ON APRIL 08, 2025

READ A THIRD TIME ON APRIL 08, 2025



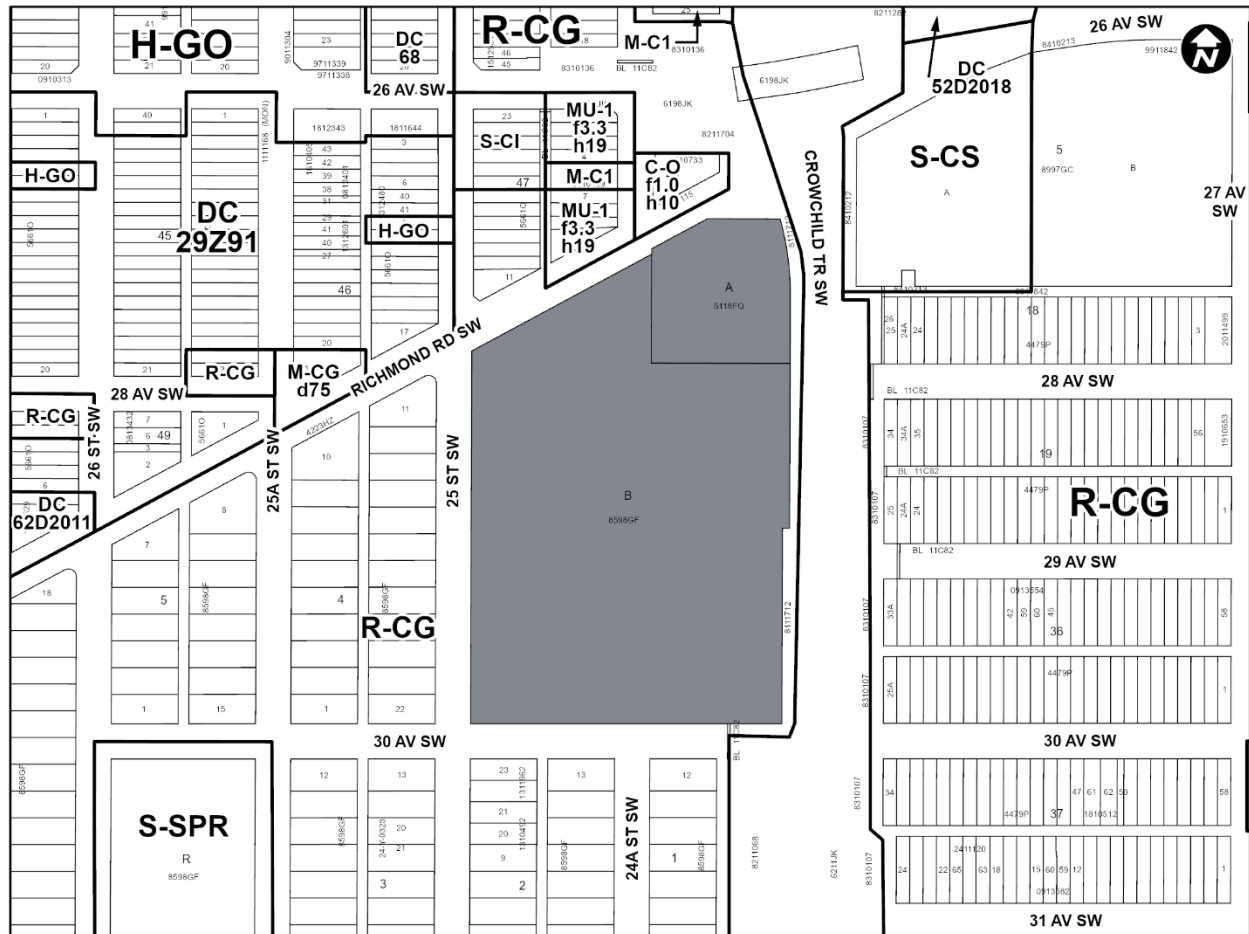
MAYOR
SIGNED ON APRIL 08, 2025



DEPUTY CITY CLERK
SIGNED ON APRIL 08, 2025

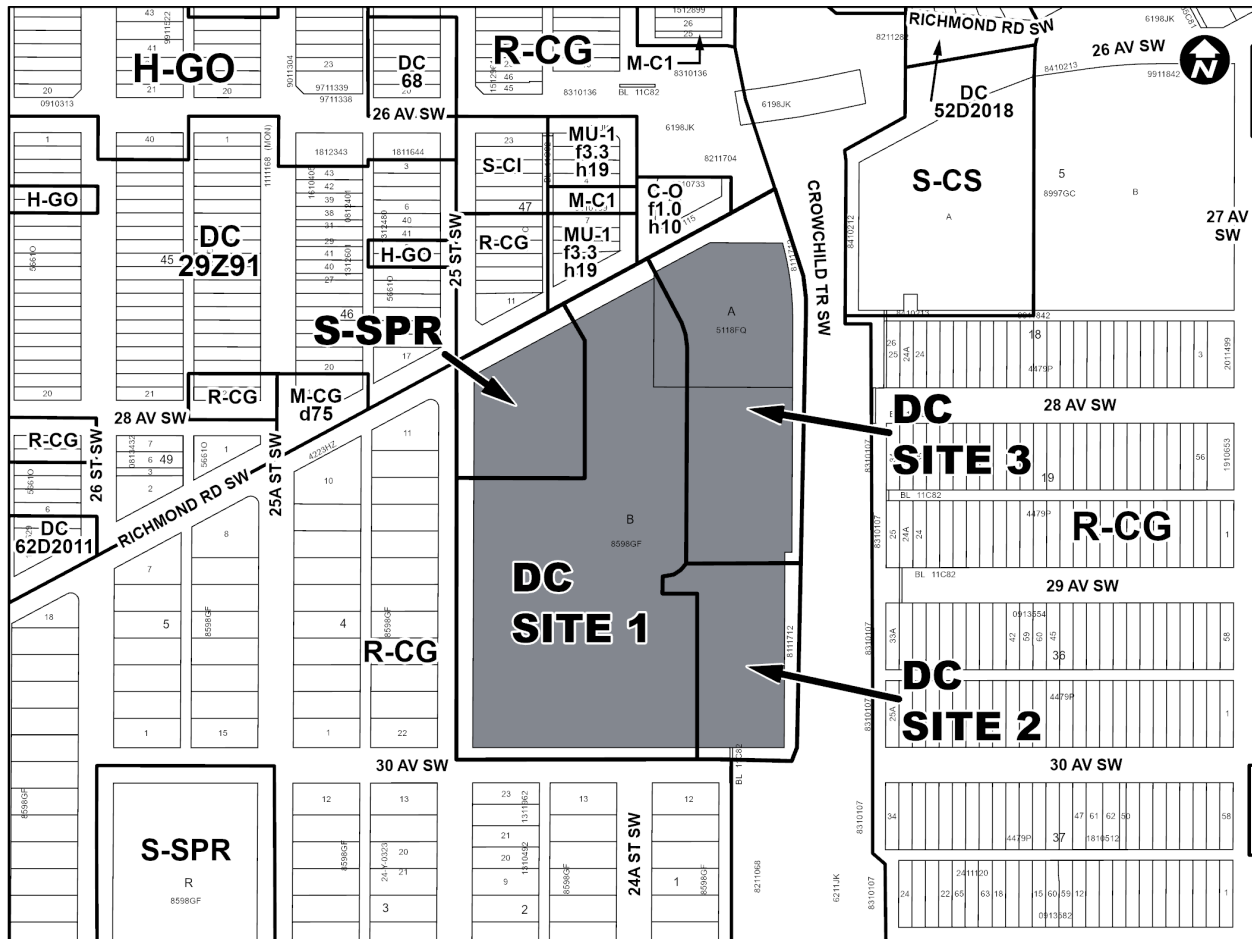
AMENDMENT LOC2023-0359/CPC2025-0098
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SCHEDULE A



AMENDMENT LOC2023-0359/CPC2025-0098
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SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to:

- (a) accommodate development that is characterized by a comprehensively designed multi-residential development with supporting non-residential uses; and
- (b) building setbacks and building step-back heights that provide appropriate transitions.

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.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, 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 Multi-Residential – High Density Medium Rise (M-H2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Multi-Residential – High Density Medium Rise (M-H2) 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 Multi-Residential – High Density Medium Rise (M-H2) District of Bylaw 1P2007 apply in this Direct Control District.

Setback Area

- 7 The depth of all **setback areas** must be equal to the minimum **building setback** required in Section 8.

Building Setbacks

- 8 (1) Unless otherwise referenced in subsections (2), (3), (4) and (6), the minimum **building setback** from a **property line** shared with a **street** is 3.0 metres.
- (2) The minimum **building setback** from a **property line** shared with a **street** for a **street-oriented multi-residential building** is 1.5 metres.
- (3) Unless otherwise referenced in subsection (4), the minimum **building setback** from a **property line** shared with 25 Street SW or 30 Avenue SW is 6.0 metres.
- (4) The minimum **building setback** from a **property line** shared with 25 Street SW or 30 Avenue SW for a **street-oriented multi-residential building** is 3.0 metres.
- (5) The minimum **building setback** from a **property line** shared with another **parcel** is zero metres.
- (6) Unless otherwise specified in Section 24, the minimum **building setback** from a **property line** shared with Crowchild Trail SW is zero metres.

Projections Into Setback Areas

- 9 (1) Unless otherwise referenced in the subsections below, a **building** or air conditioning unit must not be located in any **setback area**.
- (2) Portions of a **building** located above the surface of the ground may project into a **setback area** only in accordance with the rules contained in this section.
- (3) Portions of a **building** below the surface of the ground may extend without any limits into a **setback area**.

- (4) Wheelchair ramps may project without any limits into a **setback area**.
- (5) Eaves may project a maximum of 0.6 metres, and window wells may project a maximum of 0.8 metres, into any **setback area**.
- (6) **Landings** not exceeding 2.5 square metres, ramps other than wheelchair ramps and unenclosed stairs may project into any **setback area**.
- (7) **Signs** may be located in any **setback area**, and where so located, must be in accordance with Part 3, Division 5.
- (8) **Patios, decks** and **balconies** may project a maximum of 1.5 metres into any **setback area**.

SITE 1 (2.14 ha ±)

Application

- 10 The provisions in Sections 11 through 14 apply only to Site 1.

Maximum Floor Area Ratio

- 11 The maximum **floor area ratio** is 4.0.

Density

- 12 (1) The minimum **density** is 120 **units** per hectare.
- (2) The maximum **density** is 350 **units** per hectare.

Building Height

- 13 (1) Unless otherwise referenced in the subsections below the maximum **building height** is 25.0 metres.
- (2) Unless otherwise referenced in subsections (3), (4), (5) or (6) the maximum **building height** is 21.0 metres at a distance between 15.0 metres and 50.0 metres from a **property line** shared with 25 Street SW.
- (3) Unless otherwise referenced in subsections (4), (5) or (6) the maximum **building height** is 19.0 metres at a distance between 6.0 metres and 15.0 metres from a **property line** shared with 25 Street SW or 30 Avenue SW.
- (4) The maximum **building height** is:
- (a) 12.0 metres within 6.0 metres of a **property line** shared with 25 Street SW or 30 Avenue SW, or
 - (b) 12.0 metres within 3.0 metres of a **property line** shared with any other **street**.

- (5) Unless otherwise referenced in subsection (6), where a **parcel** shares a **property line** with a **parcel** designated as a **special purpose district**, the maximum **building height** is 10.0 metres within 6.0 metres of that shared **property line**.
- (6) The maximum **building height** is 19.0 metres within 15.0 metres of a **property line** shared with Richmond Road SW.

Landscaping

- 14 At least 50.0 per cent of the required **landscaped area** must be provided at **grade**.

SITE 2 (0.40 ha ±)

Application

- 15 The provisions in Sections 16 through 19 apply only to Site 2.

Maximum Floor Area Ratio

- 16 The maximum **floor area ratio** is 4.0.

Density

- 17 (1) The minimum **density** is 150 **units** per hectare.
- (2) The maximum **density** is 400 **units** per hectare.

Building Height

- 18 (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 25.0 metres.
- (2) The maximum **building height** is 21.0 metres within 15.0 metres of a **property line** shared with 30 Avenue SW.

Landscaping

- 19 At least 25.0 per cent of the required **landscaped area** must be provided at **grade**.

SITE 3 (0.86 ha ±)

Application

- 20 The provisions in Sections 21 through 27 apply only to Site 3.

Maximum Floor Area Ratio

- 21 The maximum **floor area ratio** is 5.0.

Density

- 22 (1) The minimum **density** is 150 **units** per hectare.
- (2) The maximum **density** is 700 **units** per hectare.

Building Height

- 23 (1) Unless otherwise referenced in subsection (2), (3) or (4), the maximum **building height** is 50.0 metres.
- (2) The maximum **building height** is 6.0 metres within 6.0 metres of a **property line** shared with Crowchild Trail SW.
- (3) The maximum **building height** is 19.0 metres within 15.0 metres of a **property line** shared with Richmond Road SW.
- (4) The maximum **building height** is 12.0 metres within 3.0 metres of a **property line** shared with any other **street**.

Additional Building Setbacks

- 24 The minimum **building setback** from a **property line** shared with Crowchild Trail SW for portions of a **building** containing **units** is 6.0 metres.

Floor Plate Restrictions

- 25 Each floor of a **building** located partially or wholly above 25.0 metres from **grade** has a maximum **floor plate area** of 800.0 square metres.

Building Separation

- 26 The façade of a **building** located above 25.0 metres from **grade** must provide a minimum horizontal separation of 24.0 metres from the façade of any other **building** that is also located above 25.0 metres from **grade**.

Landscaping

- 27 At least 25.0 per cent of the required **landscaped area** must be provided at **grade**.

Relaxations

- 28 The **Development Authority** may relax the rules contained in Sections 6, 8, 9, 14, 19, 24 and 27 in this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.