

BYLAW NUMBER 18D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2025-0067/CPC2025-1024)**

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;

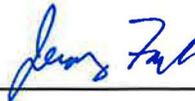
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 FEBRUARY 17, 2026

READ A SECOND TIME ON FEBRUARY 17, 2026

READ A THIRD TIME ON FEBRUARY 17, 2026



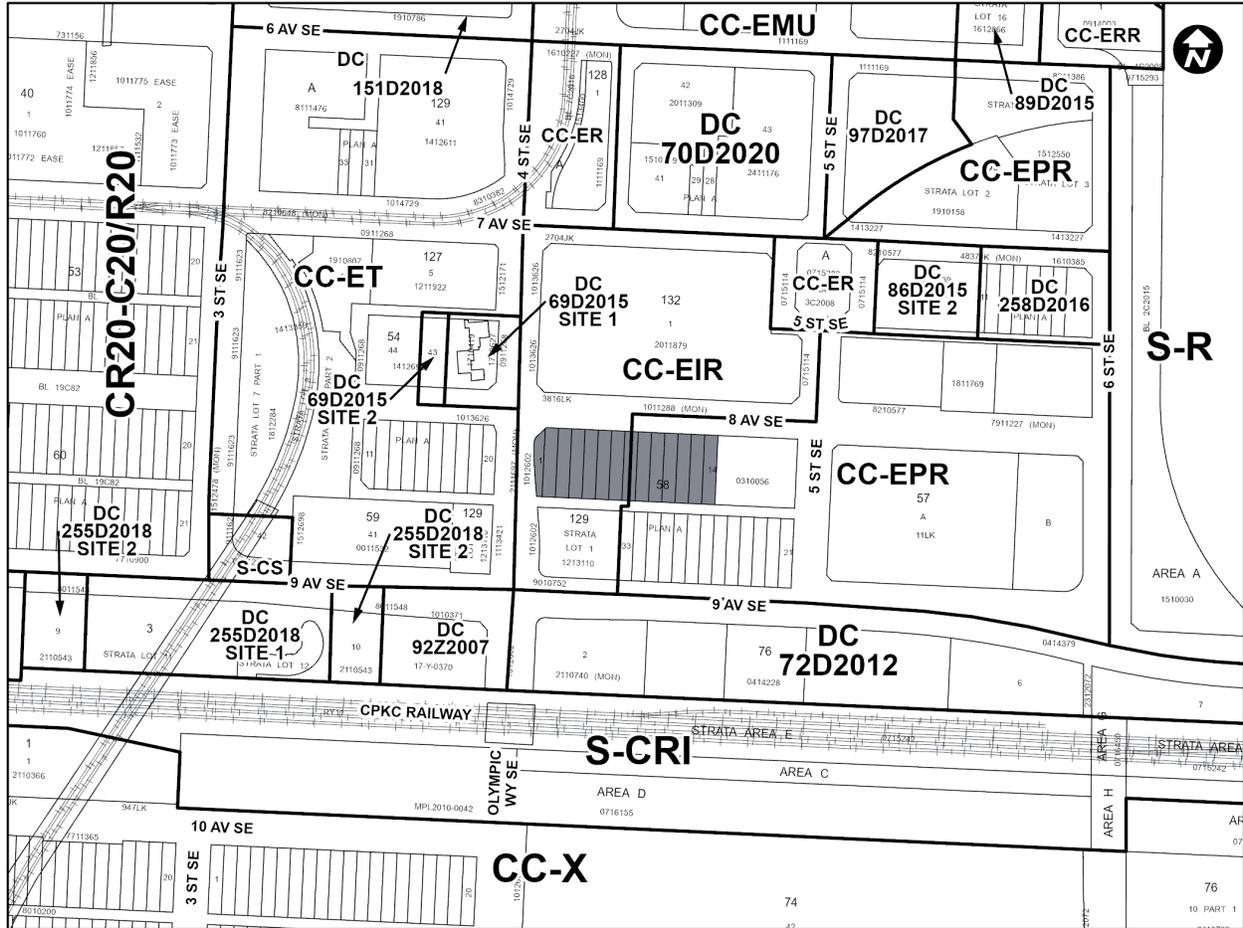
MAYOR
SIGNED ON FEBRUARY 17, 2026



CITY CLERK
SIGNED ON FEBRUARY 17, 2026

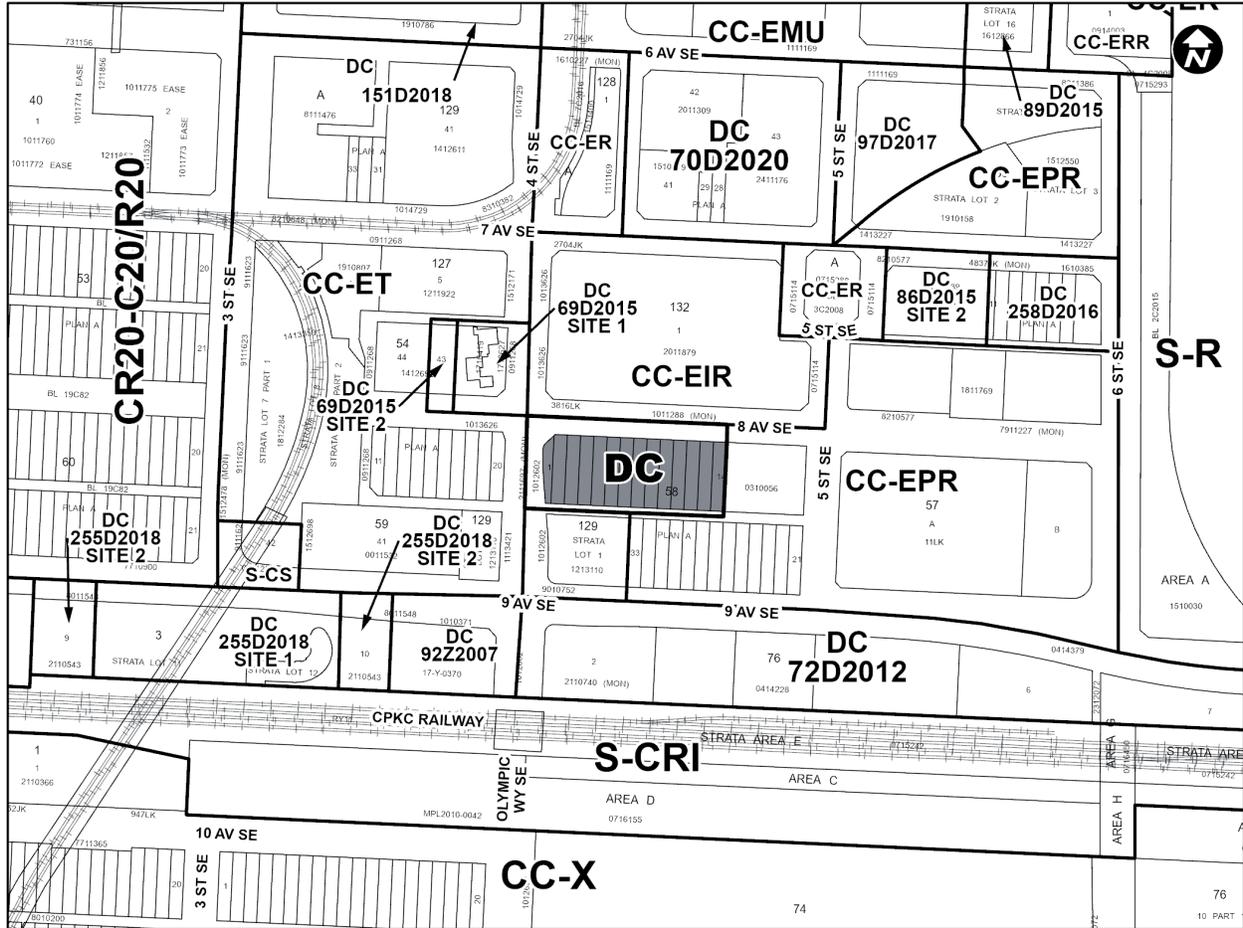
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SCHEDULE A



**AMENDMENT LOC2025-0067/CPC2025-1024
BYLAW NUMBER 18D2026**

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to allow for high-density mixed-use development with a maximum density over and above the base district.

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 Centre City East Village Integrated Residential District (CC-EIR) of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

Discretionary Uses

5 The **discretionary uses** of the Centre City East Village Integrated Residential District (CC-EIR) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Centre City East Village Integrated Residential District (CC-EIR) of Bylaw 1P2007 apply in this Direct Control District.

Density

7 (1) The maximum **floor area ratio** for **development** is 10.0.

(2) In this Direct Control District, for the purpose of calculating **floor area ratio**:

(a) the following **uses** must be excluded from the calculation to a maximum cumulative **floor area ratio** of 1.0:

- (i) **Child Care Service;**
- (ii) **Community Recreation Facility;**
- (iii) **Conference and Event Facility;**
- (iv) **Indoor Recreation Facility;**
- (v) **Library;**
- (vi) **Museum;**
- (vii) **Performing Arts Centre;**
- (viii) **Place of Worship – Small;**
- (ix) **Protective and Emergency Service;**
- (x) **School – Private;**
- (xi) **School Authority – School;**
- (xii) **Service Organization;**
- (xiii) **Social Organization;** and
- (xiv) **Utilities;** and

(b) the following must be excluded from the calculation for **floor area ratio**:

- (i) the total **gross floor area** of a **Post-secondary Learning Institution** to a maximum of 3.0 **floor area ratio**; and
- (ii) the total **gross floor area** transferred from a designated Municipal Historic Resource pursuant to the *Historical Resources Act* to a maximum of 3.0 **floor area ratio**.

Floor Plate Restrictions

8 Each floor of a **building** located partially or wholly above 36.0 metres above **grade** has a maximum:

- (a) **floor plate area** of 800 square metres; and
- (b) horizontal dimension of 60.0 metres within 6.0 metres of a **property line** shared with a **street**.

Building Separation

- 9** (1) The façade of a **building** located above 36.0 metres from **grade** must provide a minimum horizontal separation of:
- (a) 24.0 metres from the façade of a **building** located on the same **parcel**;
 - (b) 12.0 metres from a **property line** shared with another **parcel**; and
 - (c) 9.0 metres from a **property line** shared with a **lane**.
- (2) The façade of a **building** referenced in subsection (1) does not include **balconies**.

Relaxations

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