

BYLAW NUMBER 72D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2025-0186/CPC2026-0442)**

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 JUNE 23, 2026

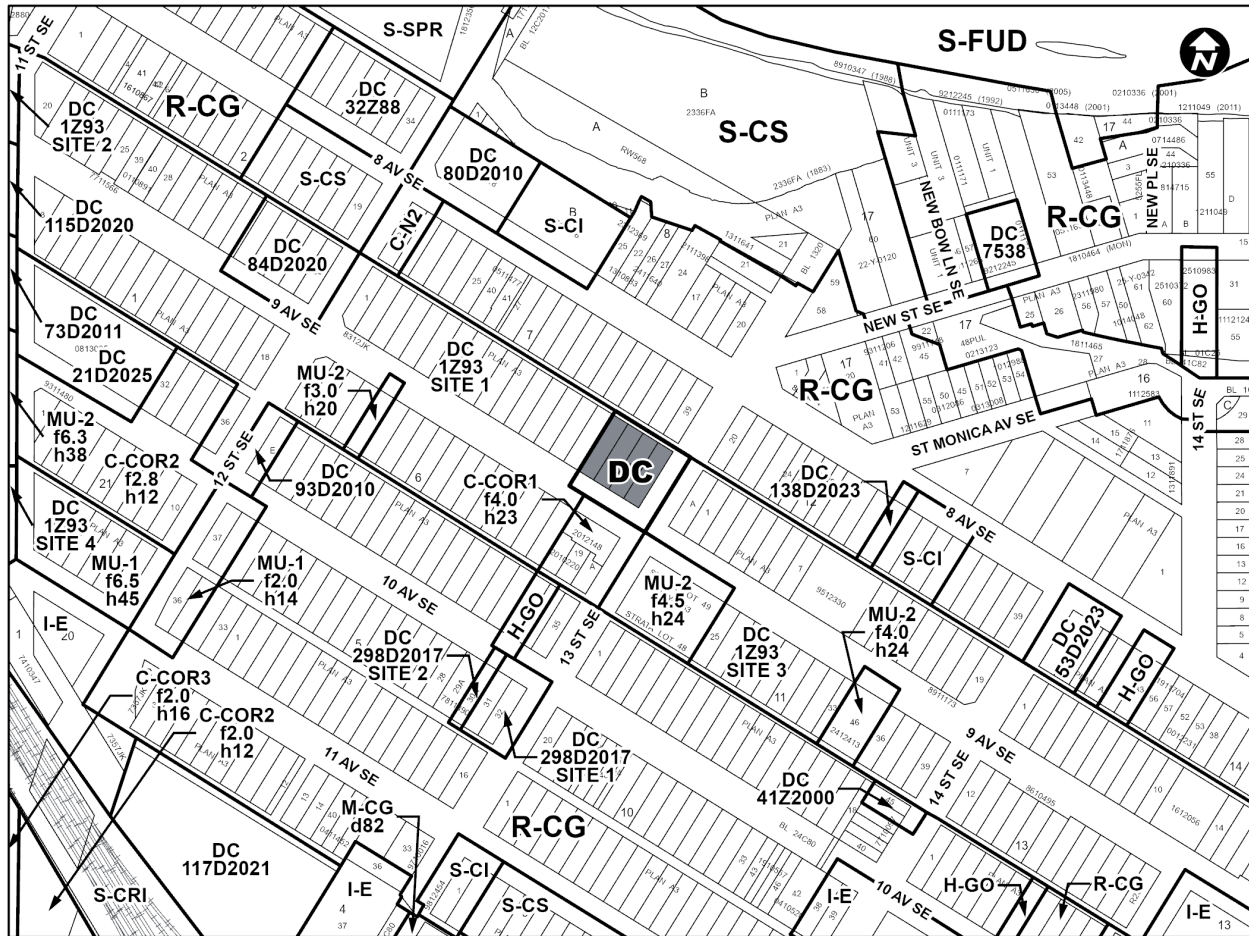
READ A SECOND TIME ON JUNE 23, 2026

READ A THIRD TIME ON JUNE 23, 2026

Deputy 
MAYOR
SIGNED ON JUNE 23, 2026


CITY CLERK
SIGNED ON JUNE 23, 2026

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) accommodate mixed-use development;
- (b) implement site-specific heritage incentives for the legal protection of a heritage building; and
- (c) allow visibility of portions of the eastern façade of the heritage building and the heritage painted sign.

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.

General Definitions

- 4 In this Direct Control District:

- (a) **“heritage building”** means the **building** existing on the date of passage of this Direct Control District Bylaw located on the southern 18.0 metres of the **parcel** legally described as Plan A3, Block 7, Lots 17 and 18 with the municipal address of 1336 – 9 Avenue SE, also known as the Carson Block, and which is designated as a Municipal Historic Resource by **Council**, or by any other legal mechanism.
- (b) **“no-build area”** means the entirety of the volumetric area starting from the property line at 9 Avenue SE for a depth of 5.7 metres northward along the eastern façade of the **heritage building** and for a width of 3.0 metres east of the eastern façade of the **heritage building**, up to 10.0 metres in height from **grade**.

Permitted Uses

- 5 The **permitted uses** of the Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 6 The **discretionary uses** of the Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the exclusion of the following:

- (a) **Sign Class C;**
- (b) **Sign Class E;**
- (c) **Vehicle Rental – Minor;** and
- (d) **Vehicle Sales – Minor.**

Bylaw 1P2007 District Rules

- 7 Unless otherwise specified in this Direct Control District Bylaw, the rules of the Mixed Use – Active Frontage (MU-2) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 8 Unless otherwise specified, the maximum **floor area ratio** is 2.0

Building Height

- 9 Unless otherwise specified, the maximum **building height** is 20.0 metres.

Heritage Building

- 10 (1) When a **heritage building** is located on the **parcel**, the following Sections of Bylaw 1P2007 do not apply: 1337, 1340, 1342, 1349, 1350, 1352, 1353(1), 1354, 1379, 1380, 1381, 1384 and 1385.

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- (2) When a **heritage building** is located on the **parcel**, the following rules apply:
- (a) the maximum **floor area ratio** is 4.0;
 - (b) the maximum **building height** is 22.0 metres;
 - (c) there are no required **building setbacks** for a **heritage building**;
 - (d) for any other **building**, the **building setback** from:
 - (i) 9 Avenue SE is:
 - (A) 0.8 metres for portions of a **building** at or below 3.5 metres above **grade**; and
 - (B) 0.5 metres for portions of a **building** above 3.5 metres above **grade**;
 - (ii) 13 Street SE is zero metres;
 - (iii) the **property line** shared with a **lane** is 2.0 metres; and
 - (iv) the **property line** to the west is 1.2 metres.
 - (e) unless otherwise specified in subsection (f), a **building** must not be constructed within the **no-build area**;
 - (f) a **building** may be constructed within the **no-build area** if the **building** contained in that area allows visibility of the **heritage building** and the painted heritage sign on the second floor of the east façade of the **heritage building**;
 - (g) for the façade of any **building**, except the **heritage building**, the floor closest to **grade** facing a **street** must provide windows with unobscured glass that:
 - (i) occupy a minimum of 30.0 per cent of the façade between a height of 0.6 metres and 2.4 metres; and
 - (ii) allows views of the entire indoor space in subsection (g)(i).
 - (h) the required minimum **amenity space** for any **building**, except the **heritage building**, is 2.5 square metres per **unit**.
 - (i) the minimum number of **motor vehicle parking stalls** and **bicycle parking stalls – class 1** for **uses** within a **heritage building** is zero;
 - (j) the minimum number of **motor vehicle parking stalls** for each **Dwelling Unit** and **Live Work Unit** is:

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- (i) 0.25 stalls per **unit** for resident parking; and
- (ii) 0.05 **visitor parking stalls** per **unit**.
- (k) the minimum number of **bicycle parking stalls – class 1** for each **Dwelling Unit** and **Live Work Unit** is 0.9 stalls per **unit**.

Relaxations

- 11** The **Development Authority** may relax the rules contained in Section 7, 10(2)(d) and 10(2)(g) of this Direct Control District Bylaw in accordance with Sections 31 and 36 of the Bylaw 1P2007.

Illustration 1: 10(2)(e) No-Build Area

