

BYLAW NUMBER 80D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2025-0003/CPC2026-0408)**

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



MAYOR
SIGNED ON JUNE 23, 2026



CITY CLERK
SIGNED ON JUNE 23, 2026

Permitted Uses

- 4 The **permitted uses** of the Mixed Use – General (MU-1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Mixed Use – General (MU-1) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:
- (a) **Conference and Event Facility;**
 - (b) **Place of Worship – Large; and**
 - (c) **School – Private.**

Bylaw 1P2007 District Rules

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

Floor Area Ratio

- 7 The maximum **floor area ratio** is 1.5.

Building Height

- 8 (1) Unless otherwise referenced in subsections (2), (3) and (4), the maximum **building height** is 20.0 metres.
- (2) Where the **parcel** shares a **side property line** with a **parcel** designated as a **low density residential district**, H-GO or M-G District the maximum **building height**:
- (a) is 11.0 metres measured from **grade** at the shared **property line**;
 - (b) increases at a 45 degree angle to a depth of 5.0 metres from the shared **property line**; and
 - (c) increases to 20.0 metres measured from **grade** at a distance greater than 5.0 metres from the shared **property line**.
- (3) Where the **parcel** shares a **rear property line** with a **parcel** designated as a **low density residential district**, H-GO or M-G District the maximum **building height**:
- (a) is 7.5 metres measured from **grade** at the shared **property line**;
 - (b) increases at a 45 degree angle to a depth of 15.0 metres from the shared **property line**; and
 - (c) increases to 20.0 metres measured from **grade** at a distance greater than 15.0 metres from the shared **property line**.

- (4) Where the **parcel** shares a **property line** with a **lane** that separates the **parcel** from a **parcel** designated as a **low density residential district**, H-GO or M-G District the maximum **building height**:
- (a) is 7.5 metres measured from **grade** at the **property line** that the **parcel** designated as a **low density residential district**, H-GO or M-G District shares with the **lane**;
 - (b) increases at a 45 degree angle to a depth of 11.0 metres from the **property line** shared with the **lane**; and
 - (c) increases 20.0 metres measured from **grade** at a distance greater than 11.0 metres from the **property line** shared with the **lane**.

Façade Width for Uses Facing a Street

- 9 (1) Unless otherwise referenced in subsections (2), (3) and (4), the length of the **building** façade that faces a **street** containing an individual **use** on the floor closest to **grade** is a maximum of 15.0 metres.
- (2) Subsection (1) does not apply to the following **uses** in this Direct Control District:
- (a) **Conference and Event Facility**;
 - (b) **Place of Worship – Large**; and
 - (c) **School – Private**.
- (3) For an individual **Drinking Establishment — Small, Restaurant: Food Service Only, Restaurant: Licensed, Retail and Consumer Service** or **Supermarket use** located on the floor closest to **grade**, the length of the **building** façade that faces a **street** may be increased to 30.0 metres where all of the other **uses** that share the same façade, except those uses listed in subsection (2), meet the requirements of subsection (1).
- (4) The length of the **building** façade that faces a **street** containing an individual **Health Care Service, Financial Institution, or Office use** on the floor closest to **grade** is a maximum of 9.0 metres.

Landscaping for Large Parking Areas

- 10 (1) Landscaping is required in a parking area when the total surface area containing the required drive aisles, **motor vehicle parking stalls** and vehicular access for a **development** is equal to or greater than 5000.0 square metres.
- (2) **Landscaped areas** in the parking area:
- (a) must be provided at a ratio of 0.15 square metres for every 1.0 square metres of the total surface area referenced in subsection (1); and
 - (b) must be provided as a combination of **hard surfaced landscaped area** and **soft surfaced landscaped area** in the form of islands and strips.

- (3) Islands provided in the parking area must:
- (a) be provided at the beginning and end of every row of **motor vehicle parking stalls**;
 - (b) be provided for every 20 **motor vehicle parking stalls** in a row with no more than 20 stalls between islands;
 - (c) be a minimum area of 12.0 square metres with at least one side of the island being a minimum length of 2.0 metres;
 - (d) provide a minimum of 1.0 trees and 2.0 shrubs; and
 - (e) be surrounded by a concrete curb.
- (4) Strips provided in the parking area must:
- (a) be provided for every four (4) rows of **motor vehicle parking stalls** with no more than four (4) rows between strips;
 - (b) be perpendicular to the **motor vehicle parking stalls** for the full length of the parking stall row;
 - (c) be a minimum depth of 2.0 metres;
 - (d) provide a minimum of 1.0 trees every 15.0 metres of the length of the strip; and
 - (e) be surrounded by a concrete curb.
- (5) If the application of these rules results in an island or a strip being contiguous with a **setback area**, that island or strip is not required at that location on the **parcel**.
- (6) Sidewalks connecting the **public entrance** to a public sidewalk and sidewalks connecting the parking area to the **public entrance** may be included in determining whether the **development** satisfies the requirement of this section.

Minimum Number of Units

- 11 (1) Unless otherwise referenced in subsection (2), a minimum of 65 **Dwelling Units** must be provided with the first **development permit** in this Direct Control District.
- (2) Subsection (1) does not apply if the first **development permit** is for excavation, stripping and grading.

Relaxations

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