

BYLAW NUMBER 85D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2025-0206/CPC2026-0462)**

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 JULY 21, 2026

READ A SECOND TIME ON JULY 21, 2026

READ A THIRD TIME ON JULY 21, 2026



MAYOR
SIGNED ON JULY 21, 2026



CITY CLERK
SIGNED ON JULY 21, 2026

SCHEDULE B



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Permitted Uses

- 4 The **permitted uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Convenience Food Store;**
- (b) **Drinking Establishment – Medium;**
- (c) **Museum;**
- (d) **Office;**
- (e) **Outdoor Café;**
- (f) **Restaurant: Food Service Only;**
- (g) **Restaurant: Licensed;**
- (h) **Retail and Consumer Service;**
- (i) **Specialty Food Store; and**
- (j) **Temporary Residential Sales Centre.**

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Centre City Multi-Residential High Rise District (CC-MH) of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

- 7 (1) The maximum **floor area ratio** is 0.14.
- (2) The maximum **floor area ratio** may be increased to a maximum of 7.0 in accordance with Section 8 of this Direct Control District Bylaw.

Density Generation Through Conservation Work

- 8 (1) The **floor area ratio** referenced in Section 7 of this Direct Control District Bylaw may be increased to a maximum of 7.0 where the owner of the **parcel** has entered into an agreement with the **City**, to the satisfaction of the **City**, to complete conservation work on the designated Municipal Historic Resource known as the Cushing House. The total amount of bonus area is calculated based on the formula in subsection 2.
- (2) The total amount of bonus floor area will be calculated as follows:
- Total Cost of Conservation / (Average Land Value x 0.75) = Allowable Bonus Floor Area
- (3) The average land value for 2026 is \$291 per buildable floor area in square metres. The average land value will be adjusted annually on January 1 by the **Development Authority**, based on the Statistics Canada Consumer Price index for Alberta.

Location of Uses

9 The following **uses** may only be located on either or both the first or second **storey** of a **building**:

- (a) **Convenience Food Store;**
- (b) **Drinking Establishment – Medium;**
- (c) **Museum;**
- (d) **Office;**
- (e) **Outdoor Café;**
- (f) **Restaurant: Food Service Only;**
- (g) **Restaurant: Licensed;**
- (h) **Retail and Consumer Service;**
- (i) **Specialty Food Store; and**
- (j) **Temporary Residential Sales Centre.**

Relaxations

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