

BYLAW NUMBER 86D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2026-0040/CPC2026-0513)**

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;

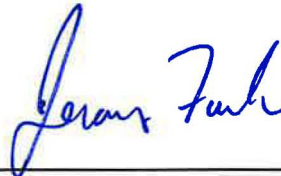
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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

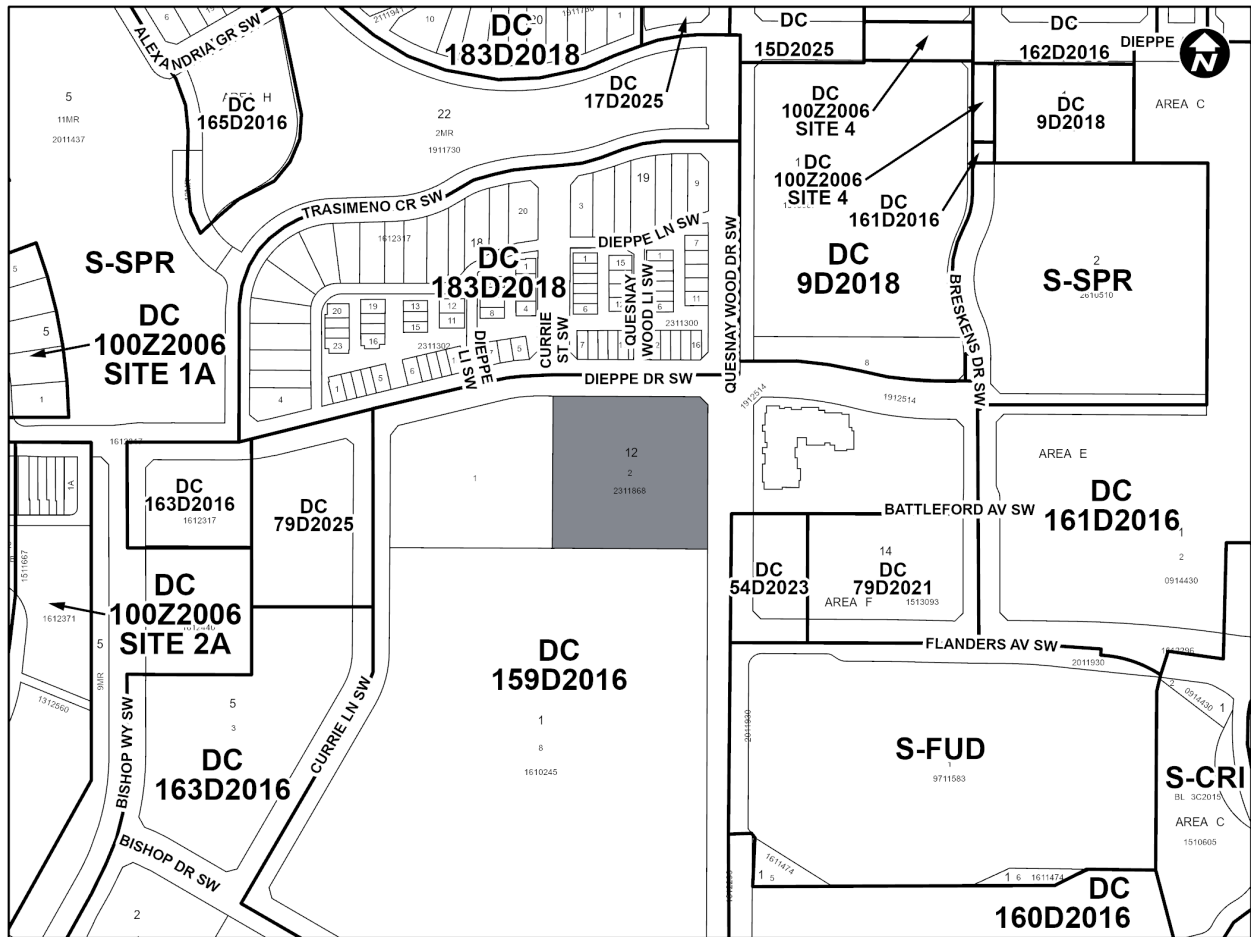


CITY CLERK

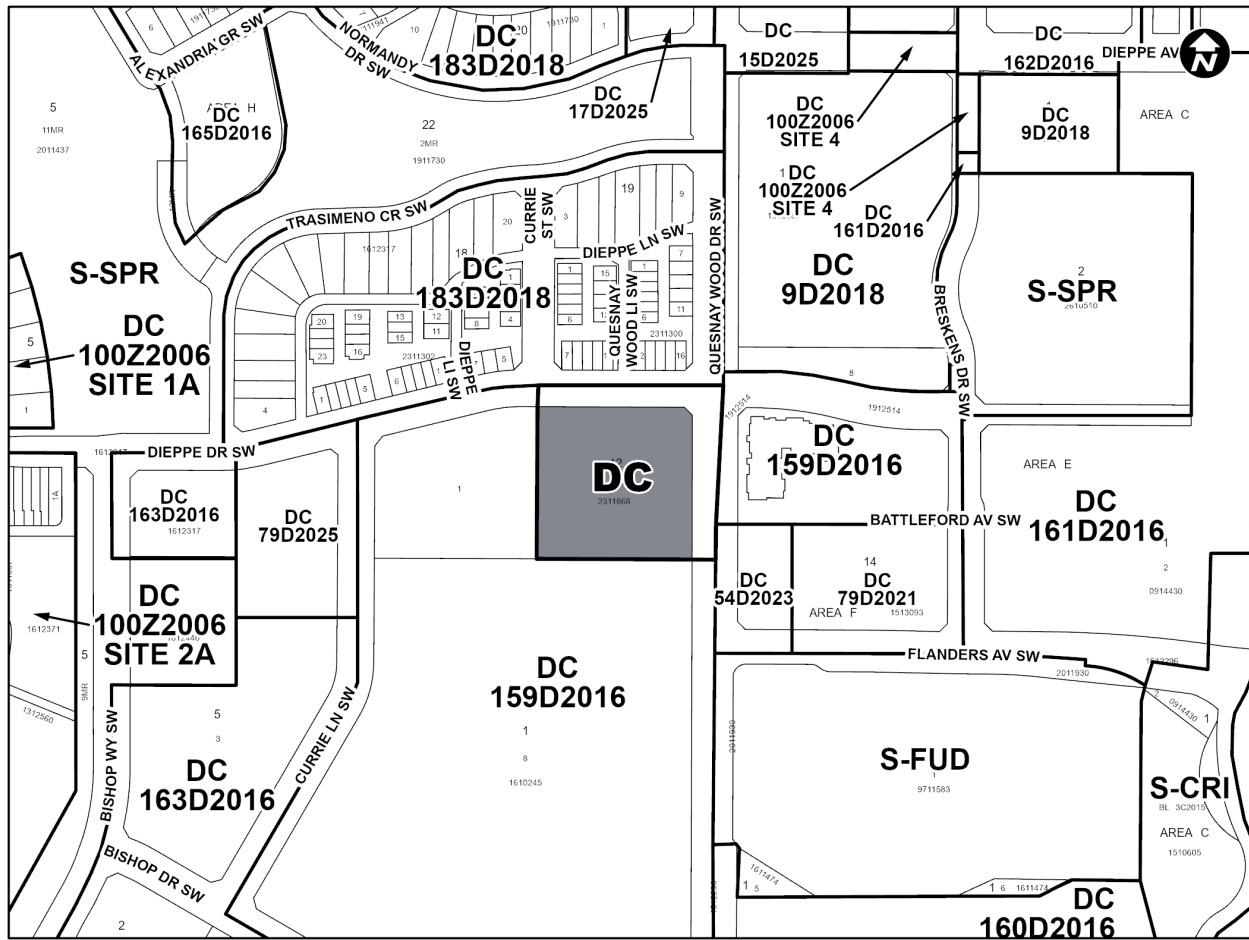
SIGNED ON JULY 21, 2026

AMENDMENT LOC2026-0040/CPC2026-0513
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SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to:

- (a) allow for the redevelopment of the site in accordance with the aims of the CFB West Master Plan; and
- (b) provide well-designed mixed-use residential, office and commercial buildings with street-oriented uses.

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 (1)** The following **uses** are **permitted uses** in this Direct Control District:

- (a) **Park;**
- (b) **Sign – Class A;**
- (c) **Sign – Class B;**
- (d) **Sign – Class D; and**
- (e) **Utilities.**

- (2)** The following **uses** are **permitted uses** in this Direct Control District if they are located within existing approved **buildings**:

- (a) **Catering Service – Minor;**
- (b) **Convenience Food Store;**
- (c) **Financial Institution;**
- (d) **Fitness Centre;**
- (e) **Health Care Service;**
- (f) **Home Based Child Care – Class 1;**
- (g) **Home Occupation – Class 1;**
- (h) **Information and Service Provider;**
- (i) **Library;**
- (j) **Museum;**
- (k) **Office;**
- (l) **Pet Care Service;**
- (m) **Power Generation Facility – Small;**
- (n) **Print Centre;**
- (o) **Protective and Emergency Service;**
- (p) **Radio and Television Studio;**
- (q) **Restaurant: Food Service Only;**
- (r) **Restaurant: Licensed;**
- (s) **Retail and Consumer Service;**
- (t) **Service Organization;**
- (u) **Specialty Food Store; and**
- (v) **Veterinary Clinic.**

Discretionary Uses

- 5 (1)** **Uses** listed in subsection 4(2) are **discretionary uses** if they are located in proposed **buildings** or proposed additions to existing **buildings** in this Direct Control District.

- (2)** The following **uses** are **discretionary uses** in this Direct Control District:

- (a) **Addiction Treatment;**
- (b) **Artist's Studio;**
- (c) **Assisted Living;**
- (d) **Billiard Parlour;**

- (e) **Brewery, Winery and Distillery;**
- (f) **Child Care Service;**
- (g) **Cinema;**
- (h) **Computer Games Facility;**
- (i) **Conference and Event Facility;**
- (j) **Custodial Care;**
- (k) **Drinking Establishment – Large;**
- (l) **Drinking Establishment – Medium;**
- (m) **Drinking Establishment – Small;**
- (n) **Food Kiosk;**
- (o) **General Industrial – Light;**
- (p) **Home Occupation – Class 2;**
- (q) **Hotel;**
- (r) **Indoor Recreation Facility;**
- (s) **Instructional Facility;**
- (t) **Liquor Store;**
- (u) **Live Work Unit;**
- (v) **Multi-residential Development;**
- (w) **Outdoor Café;**
- (x) **Parking Lot – Grade (temporary);**
- (y) **Performing Arts Centre;**
- (z) **Place of Worship – Small;**
- (aa) **Post-secondary Learning Institution;**
- (bb) **Residential Care;**
- (cc) **Seasonal Sales Area;**
- (dd) **Sign – Class C;**
- (ee) **Sign – Class E;**
- (ff) **Sign – Class F;**
- (gg) **Social Organization;**
- (hh) **Special Function – Class 2;**
- (ii) **Supermarket; and**
- (jj) **Utility Building.**

Floor Area Ratio

- 6** (1) The minimum ***floor area ratio*** is 0.6.
- (2) There is no maximum ***floor area ratio*** in this Direct Control District.

Building Height

- 7** (1) The ***building height*** must be a minimum of 5.5 metres.
- (2) Unless otherwise referenced in subsection (3) the maximum ***building height*** is 65.0 metres.

- (3) Where a **parcel** shares a **property line** with Dieppe Drive SW, the maximum **building height** is:
- (a) 32.0 metres measured from **grade** within 10.0 metres of that shared **property line**; and
 - (b) 48.0 metres measured from **grade** at a distance between 10.0 metres and 25.0 metres from that shared **property line**.

Building Design

- 8 (1) All **buildings** must comply with the following requirements:
- (a) the ceiling height of any non-residential unit on the first **storey** must be a minimum of 4.0 metres from **grade**;
 - (b) the ceiling height of any residential **unit** on the first **storey** must not be less than 3.0 metres from **grade**;
 - (c) a **unit** with any portion of its floor area located on the floor closest to **grade** must have an individual, separate, and direct access to **grade**; and
 - (d) any **unit** of the floor closest to **grade** must have a finished floor at a maximum of 0.4 metres above **grade**.
- (2) Direct pedestrian access at or near **grade** must be provided to each individual commercial **use** which abuts the fronting **street** of a **development** site or **development**.

Floor Plate Restrictions

- 9 The maximum **floor plate area** of any floor located above 48.0 metres from **grade** must not exceed 950.0 square metres.

Setback Areas

- 10 (1) The minimum **building setback** from a **property line** shared with Currie Street SW is 2.0 metres.
- (2) The minimum **building setback** from a **property line** shared with Dieppe Drive SW is 3.0 metres.
- (3) The minimum **building setback** from a **property line** shared with Quesnay Wood Drive SW is 5.0 metres.

Projections into Setback Areas

- 11 Portions of a **building** below the surface of the ground may extend without any limits into a **setback area**.

Use Area

- 12 The maximum **use area** of a **Supermarket**, or a **Supermarket** combined with any other **use**, is 5,200.0 square metres.

Location of Uses Within Buildings

- 13 (1) "Commercial Uses" and **Live Work Units**:
- (a) may be located on the same floor as **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** and **Residential Care**; and
 - (b) must not share an internal hallway with **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units** or **Residential Care**.
- (2) Where this section refers to "Commercial Uses", it refers to the listed **uses** in sections 4 and 5 of this Direct Control District, other than **Addiction Treatment, Assisted Living, Custodial Care, Live Work Units, Multi-Residential Development**, and **Residential Care**.

Landscaped Area Rules

- 14 (1) **Landscaped areas** must be provided in accordance with a landscape plan approved by the **Development Authority**.
- (2) Where changes are proposed to a **building** or **parcel**, a landscape plan must be submitted as part of each **development permit** application and must show at least the following:
- (a) the existing and proposed topography;
 - (b) the existing vegetation and indicate whether it is to be retained or removed;
 - (c) the layout of berms, open space systems, pedestrian circulation, **retaining walls, screening**, slope of the land, **soft surfaced landscaped areas** and **hard surfaced landscaped areas**;
 - (d) the types, species, sizes and numbers of plant material and the types of **landscaped areas**; and
 - (e) details of the irrigation system.
- (3) The **landscaped areas** shown on the landscape plan, approved by the **Development Authority**, must be maintained on the **parcel** for so long as the **development** exists.
- (4) All **soft surfaced landscaped areas** must be irrigated by an underground irrigation system, unless a **low water irrigation system** is provided.

Specific Rules for Landscaped Areas

- 15 (1) A minimum of 25.0 per cent of the area of the **parcel** must be a **landscaped area**.
- (2) Any part of the **parcel** used for motor vehicle access, **motor vehicle parking stalls, loading stalls** and garbage or recycling facilities must not be included in the calculation of a **landscaped area**.
- (3) **Landscaped area** provided at **grade** or below 36.0 metres above **grade** may be credited towards the **landscaped area** requirement.
- (4) Every **building** on a **parcel** must have at least one sidewalk connecting the **public entrance** to a public sidewalk, or in the case where there is no public sidewalk, to the nearest **street**.
- (5) Where a **building** contains more than one **use**, every **use** that has an exterior **public entrance** must either:
- (a) have a sidewalk connecting the **public entrance** to the sidewalk required by subsection (4); or
 - (b) have a sidewalk connecting that **public entrance** to a public sidewalk.
- (6) Every **building** on a **parcel** must have at least one sidewalk connecting the parking area to the **public entrances** of the **building**.
- (7) Where a sidewalk provided in satisfaction of this Section is next to a portion of a **building**, the sidewalk must extend along the entire length of that side of the **building**.

Planting Requirements

- 16 Any trees or shrubs provided in satisfaction of the **landscaped area** requirement must be of a species capable of healthy growth in Calgary and must conform to the standards of the Canadian Nursery Landscape Association.

Low Water Irrigation System

- 17 (1) When a **low water irrigation system** is provided, only trees and shrubs must be irrigated and the extent of water delivery must be confined to the tree and shrub area.
- (2) When a **low water irrigation system** is provided, trees and shrubs that have similar water consumption requirements must be grouped together.

Amenity Space

- 18 (1) The required minimum **amenity space** is 5.0 square metres per **unit**.
- (2) **Amenity space** may be provided as **common amenity space, private amenity space** or a combination of both.

- (3) When the **private amenity space** provided is 5.0 square metres or less per **unit**, that specific area will be included to satisfy the **amenity space** requirement.
- (4) When the **private amenity space** exceeds 5.0 square metres per **unit**, only 5.0 square metres per **unit** may be included to satisfy the **amenity space** requirement.
- (5) **Private amenity space** must:
 - (a) be in the form of a **balcony, deck** or **patio**; and
 - (b) have no minimum dimensions of less than 2.0 metres.
- (6) **Common amenity space**:
 - (a) may be provided as **common amenity space – indoors** and as **common amenity space – outdoors**;
 - (b) must be accessible from all the **units**;
 - (c) must have a contiguous area of not less than 50.0 square metres with no dimension less than 6.0 metres; and
 - (d) may be located at or above **grade**.
- (7) A maximum of 50.0 per cent of the required **amenity space** may be provided as **common amenity space – indoors**.
- (8) **Common amenity space – outdoors**:
 - (a) must provide a **balcony, deck** or **patio** and at least one of the following as permanent features:
 - (i) a barbeque; or
 - (ii) seating; and
 - (b) must be used in the calculation of the required **landscaped area** when located below 25.0 metres above **grade**.

Mechanical Screening

- 19 Mechanical systems or equipment that is located outside of a **building** must be **screened**.

Garbage

- 20 Garbage containers and waste material must be stored inside a **building** that contains another approved **use**.

Recycling Facilities

- 21** Recycling facilities must be provided for every **building** containing **Dwelling Units** or **Office uses**.

Motor Vehicle Parking Stall Requirements

- 22** (1) For **development** containing **Dwelling Units** or **Live Work Units**, the minimum **motor vehicle parking stall** requirement:
- (a) for each **Dwelling Unit** or **Live Work Unit** is 0.7 stalls for resident parking; and
 - (b) for each **Dwelling Unit** or **Live Work Unit** is 0.1 **visitor parking stalls** per **unit**.
- (2) For **development** containing **Dwelling Units** or **Live Work Units**, the maximum **motor vehicle parking stall** requirement:
- (a) for each **Dwelling Unit** or **Live Work Unit** less than 60 square metres is 1.0 stall per **unit** for resident parking;
 - (b) for each **Dwelling Unit** or **Live Work Unit** 60 square metres or greater is 2.0 stalls per **unit** for resident parking; and
 - (c) for each **Dwelling Unit** or **Live Work Unit** is 0.15 **visitor parking stalls** per **unit**.
- (3) The minimum number of **motor vehicle parking stalls** for:
- (a) **Office** is 2.0 stalls per 100.0 square metres of **gross usable floor area**;
 - (b) **Retail and Consumer Service** is 3.0 stalls per 100.0 square metres of **gross usable floor area**; and
 - (c) **Restaurant: Food Service Only** and **Restaurant: Licensed** is 0.5 stalls per 10.0 square metres of gross **public area**.
- (4) The maximum number of **motor vehicle parking stalls** for:
- (a) **Retail and Consumer Service** is 4.8 stalls per 100.0 square metres of total **gross usable floor area**;
 - (b) **Restaurant: Food Service Only** and **Restaurant: Licensed** is 2.85 stalls per 10.0 square metres of gross **public area**.

Required Bicycle Parking Stalls

23 The minimum number of *bicycle parking stalls – class 1* for:

- (a) each **Dwelling Unit** and **Live Work Unit** is:
 - (i) no requirement where the number of **units** is less than 20.0; and
 - (ii) 0.5 stalls per **unit** where the total number of **units** is 20.0 or more; and
- (b) all other **uses** is the minimum requirement referenced in Part 4 of Bylaw 1P2007.