

BYLAW NUMBER 89D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2025-0225/CPC2026-0332)**

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



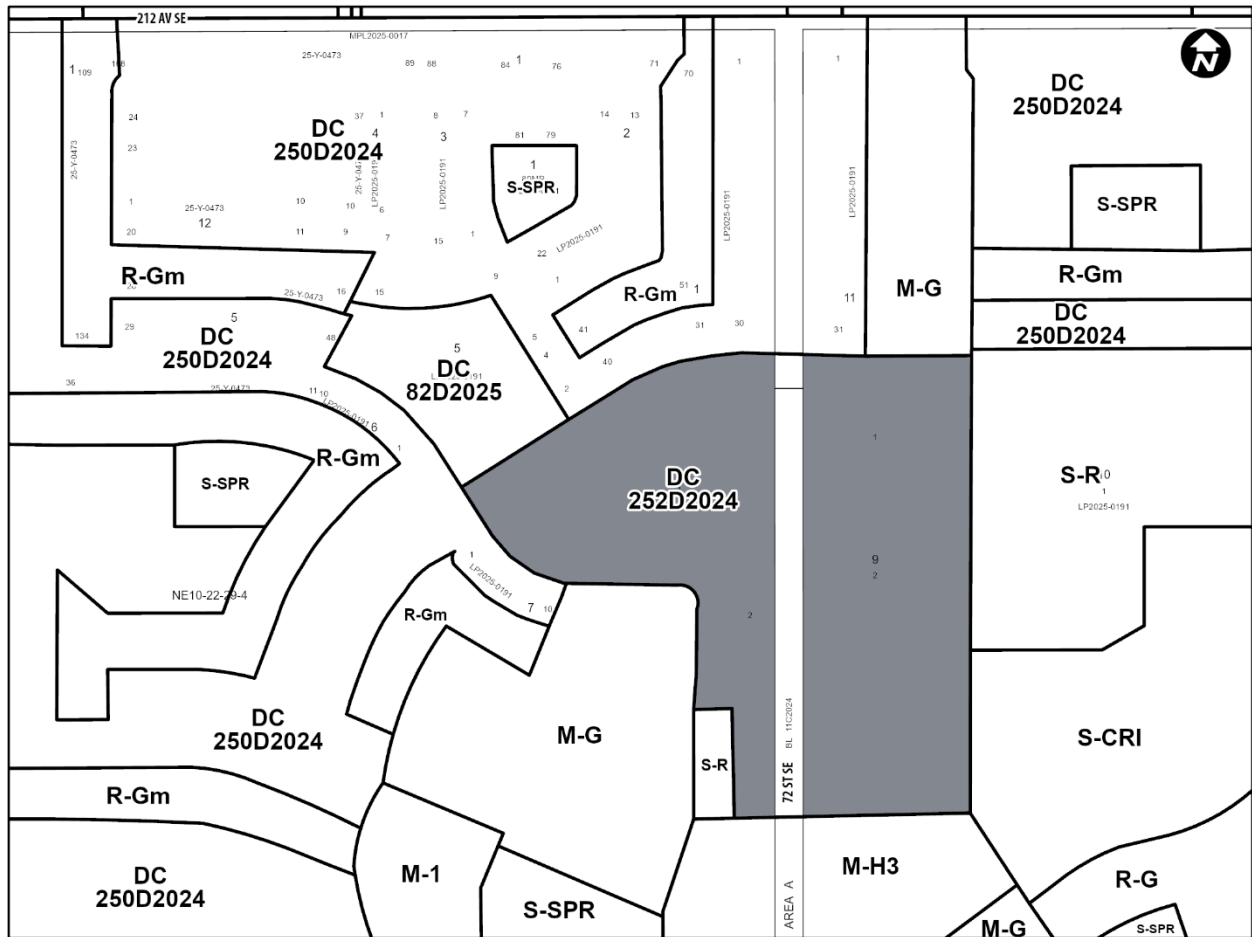
MAYOR
SIGNED ON JULY 21, 2026



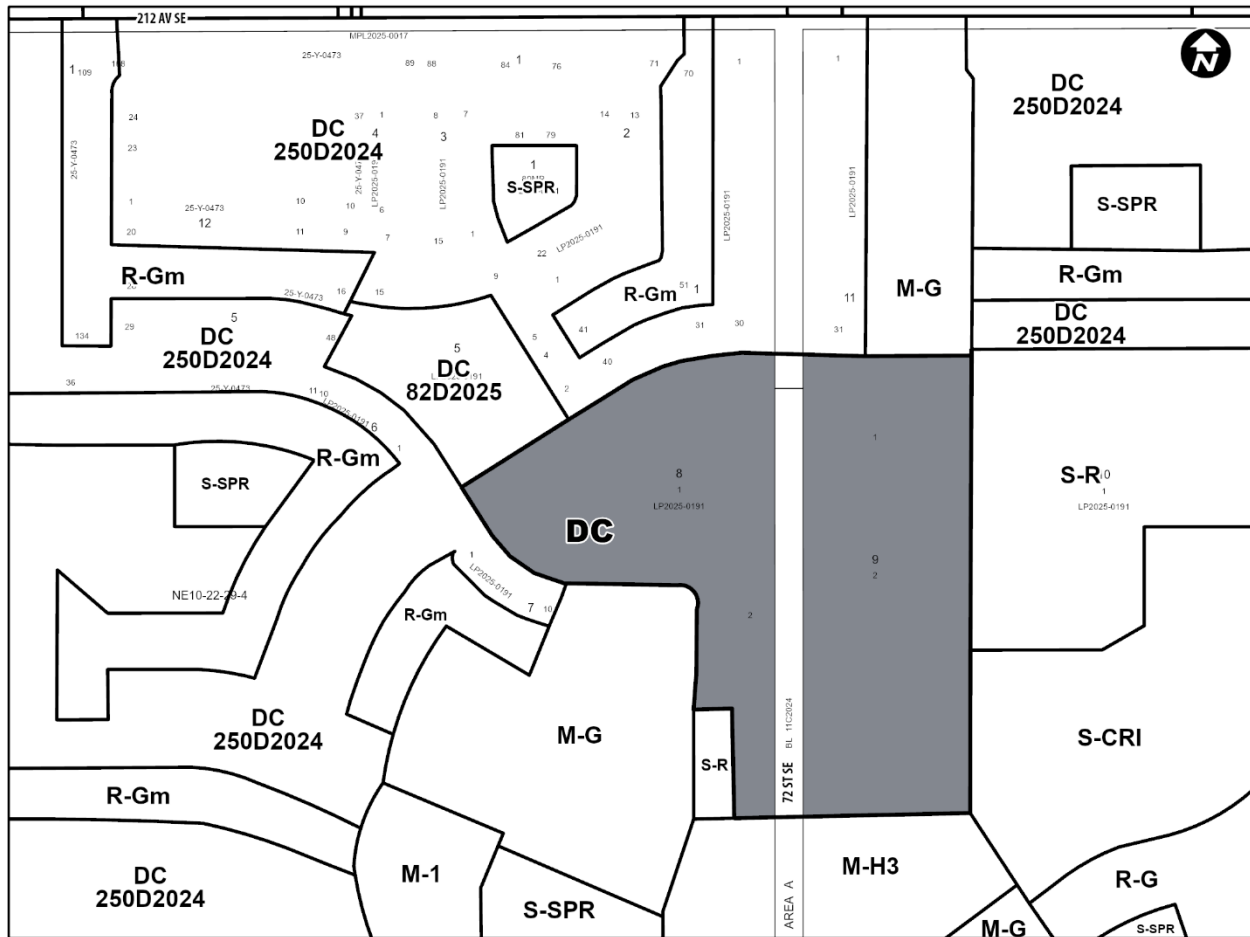
CITY CLERK
SIGNED ON JULY 21, 2026

AMENDMENT LOC2025-0225/CPC2026-0332
BYLAW NUMBER 89D2026

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to:
- (a) accommodate mixed-use development;
 - (b) require building setbacks above a specific height; and
 - (c) accommodate the additional uses of clock tower, digital special events sign and school – private.

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.

Defined Uses

- 4** In this Direct Control District:

- (a) **“Clock Tower”** means a *use*:
 - (i) consisting of a standalone landmark structure containing a clock face; and
 - (ii) which, if combined with a *sign*, may only be combined with an **Address Sign, Digital Message Sign** and/or a **Digital Special Events Sign**.
- (b) **“Digital Special Events Sign”** means a *sign*:
 - (i) that displays *copy* by means of a **digital display** that includes graphics, artwork and curated visual content;
 - (ii) that may promote a charitable, educational, community, civic, cultural, public health, recreational, religious or sporting event;
 - (iii) that must not contain advertising *copy* beyond *copy* that promotes the special event, but may contain *copy* acknowledging the name of an individual, organization or business that sponsors or contributes to the special event;
 - (iv) that may only be combined with a **Clock Tower**; and
 - (v) that may only be located on the north façade of the *building* containing the **Clock Tower**.

Permitted Uses

- 5** 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

- 6** 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) **Clock Tower**;
- (b) **Digital Special Events Sign**; and
- (c) **School – Private**.

Bylaw 1P2007 District Rules

- 7** 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

8 The maximum **floor area ratio** is 5.5.

Building Height

9 (1) Unless otherwise specified in subsection (2), the maximum **building height** is 30.0 metres.

(2) The maximum **building height** for a **Clock Tower** is 60.0 metres.

Façade Width for Uses Facing a Street

10 (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) For an individual **Child Care Service, Drinking Establishment – Small, Restaurant: Food Service Only, Restaurant: Licensed, Retail and Consumer Service** and **Supermarket use** located on the floor closest to **grade**, the maximum length of the **building** façade that faces a **street** is 30.0 metres.

(3) The length of the **building** façade that faces a **street** containing an individual **Financial Institution, Health Care Service** or **Office use** on the floor closest to **grade** is a maximum 9.0 metres.

(4) There is no maximum length for the **building** façade that faces a **street** containing an **Assisted Living** or **School – Private use**.

Setback Area

11 There is no requirement for a minimum **setback area**.

Street Wall Stepback

12 Where the height of a **building** is greater than 26.0 metres measured from **grade**, the façade of the **building** within 6.0 metres of a **property line** shared with a **street** must have a horizontal separation from the portion of façade closest to **grade** such that:

- (a) the horizontal separation has a minimum depth of 2.0 metres; and
- (b) the horizontal separation occurs between a minimum **building height** of 7.5 metres and a maximum of 26.0 metres measured from **grade**.

Building Orientation

13 **Units** and individual **uses** located at **grade** with an exterior wall facing a **street** must provide:

- (a) an individual or shared entrance that is visible from the **street**; and
- (b) sidewalks that provide direct exterior access to the **unit** or the **use**.

Rules for Digital Special Events Sign

- 14** (1) A **Digital Special Events Sign** has a maximum *sign area* of 45.0 square metres.
- (2) The maximum height of a wall-mounted **Digital Special Events Sign** is 30.0 metres.
- (3) The dimensions of the *sign area* of a **Digital Special Events Sign** must not exceed a vertical dimension of 17.0 metres by a horizontal dimension of 2.5 metres, with allowance for a 1.5 metre cut-out to the sides of the **Digital Special Events Sign**.
- (4) A **Digital Special Events Sign** must be turned off between 10 p.m. and sunrise.

Relaxations

- 15** The *Development Authority* may relax the rules contained in Sections 7, 9, 10, 12 and 14 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.