

BYLAW NUMBER 92D2026

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2026-0035/CPC2026-0574)**

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

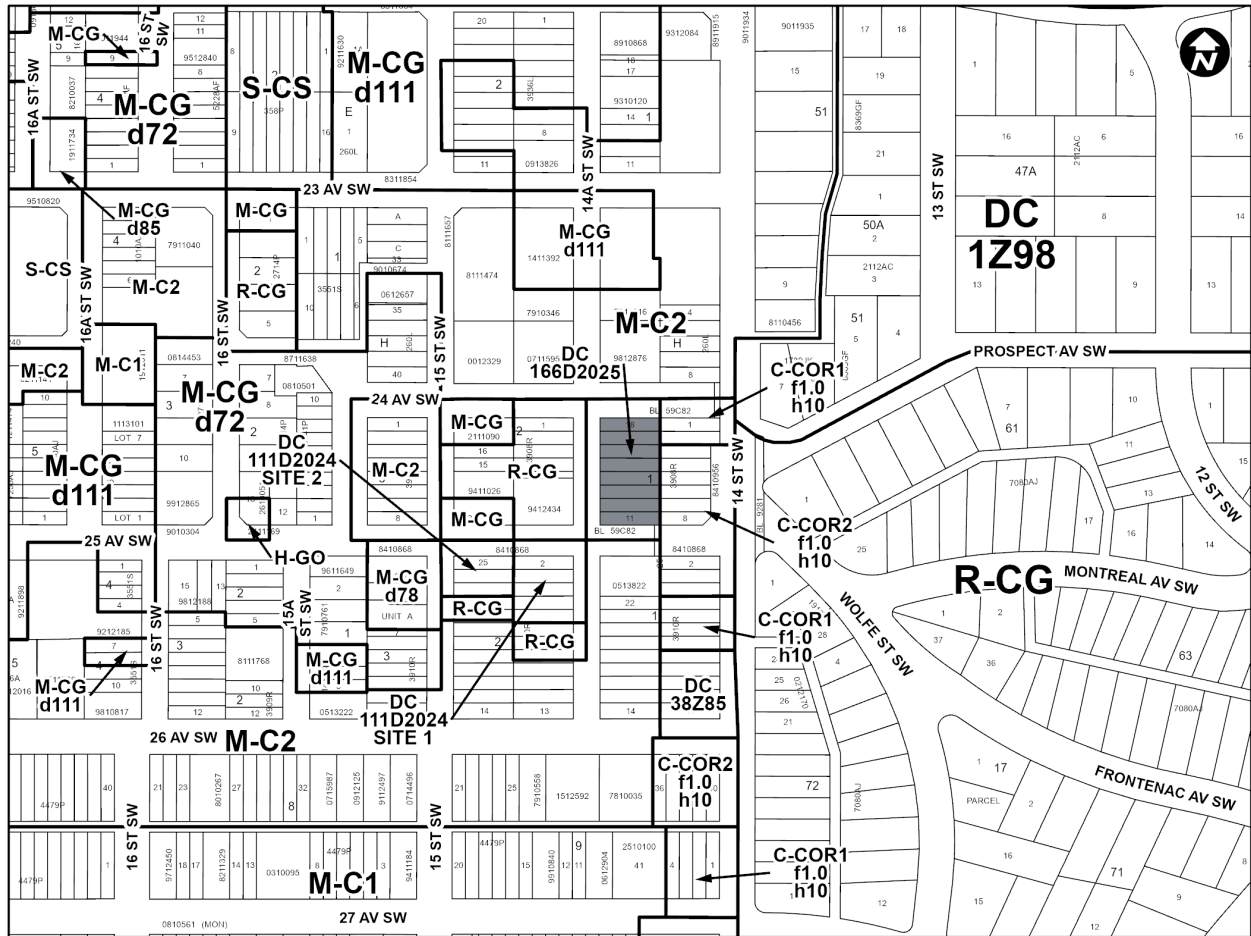


MAYOR
SIGNED ON JULY 21, 2026

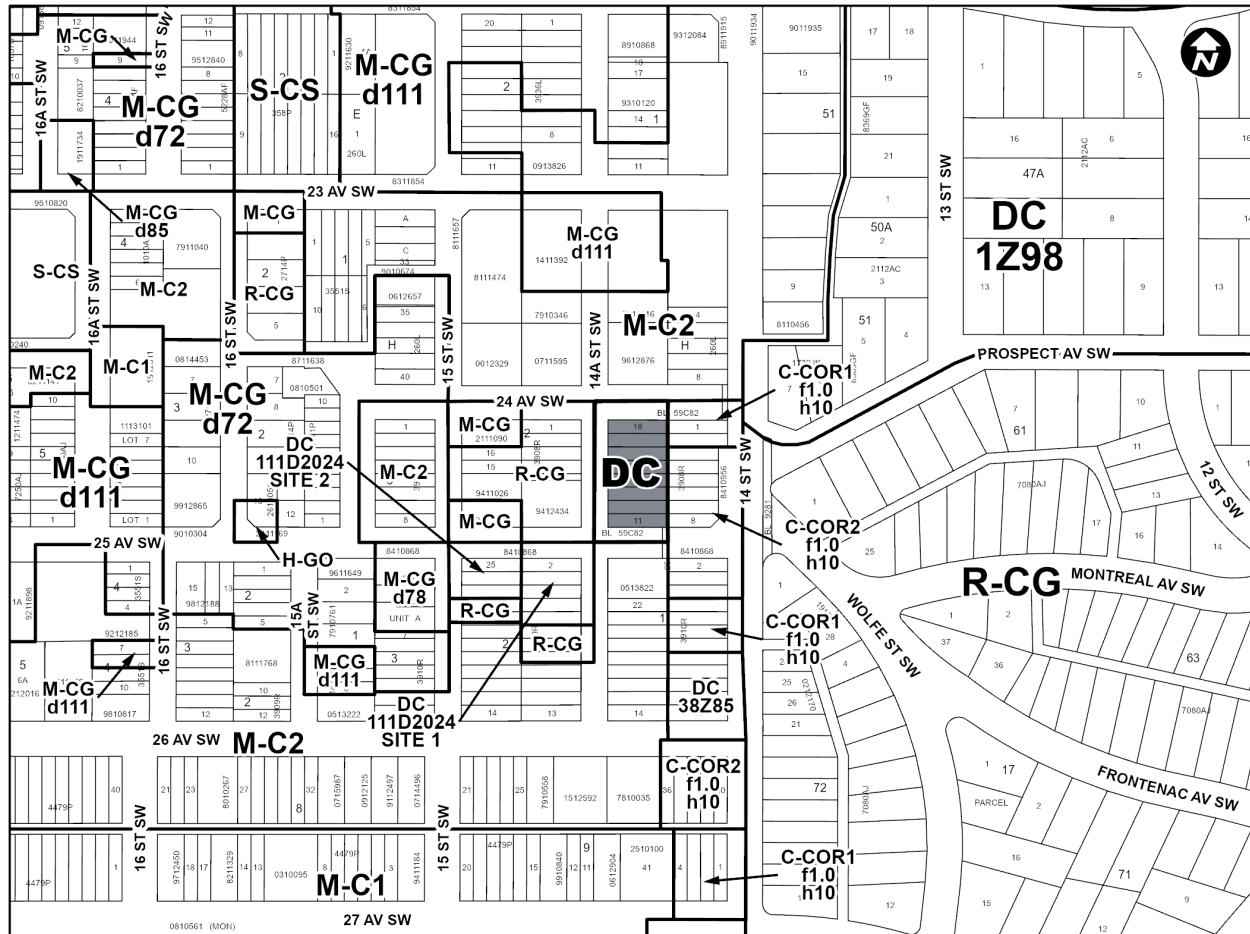


CITY CLERK
SIGNED ON JULY 21, 2026

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to allow for the additional use of a museum.

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.

Permitted Uses

- 4 The **permitted uses** of the Multi-Residential – High Density High Rise (M-H3) District are the **permitted uses** in this Direct Control District.

Discretionary Uses

5 The **discretionary uses** of the Multi-Residential – High Density High Rise (M-H3) District are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **Museum.**

Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Multi-Residential – High Density High Rise (M-H3) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

7 The maximum **floor area ratio** is 8.0.

Setback Area

8 The depth of all **setback areas** must be equal to the minimum **building setback** required in Section 9 of this Direct Control District.

Building Setbacks

9 The minimum **building setback** from a **property line** is zero metres.

Building Height

10 (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 52.0 metres.

(2) The maximum **building height** is 15.0 metres from **grade** within:

- (a) 0.5 metres of the east **property line**;
- (b) 1.7 metres of the west **property line**; and
- (c) 0.5 metres of the north and south **property lines**.

Rules for Commercial Multi-Residential Uses

11 (1) **Commercial multi-residential uses** must:

- (a) be contained completely within the **building** with the exception of **Outdoor Café uses**;
- (b) be located on either or both of the first or second **storey** of the **main residential building** with the exception of **Restaurant: Food Service Only, Restaurant: Licensed** and **Outdoor Café uses**, which may also be located on either or both of the top **storey** or rooftop of the **main residential building**; and
- (c) not share a hallway with **Dwelling Units**.

(2) The maximum cumulative **use area** for **commercial multi-residential uses** on either or both of the first or second **storey** of the **main residential building** is 1,020.0 squares metres.

- (3) The maximum **public area** for **Restaurant: Food Service Only** or **Restaurant: Licensed uses** is 500.0 square metres.

Rules for Museum

12 (1) A **Museum** must:

- (a) be located on either or both of the first or second **storey** of a **building**;
- (b) be contained completely within a **building**; and
- (c) not share a hallway with **Dwelling Units**.

(2) The maximum **use area** for a **Museum** is 600.0 square metres.

Relaxations

13 The **Development Authority** may relax the rules contained in Sections 6, 11 and 12 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.