

BYLAW NUMBER 128D2025

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2023-0203/CPC2025-0512)**

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 16, 2025

READ A SECOND TIME ON JULY 16, 2025

READ A THIRD TIME ON JULY 16, 2025



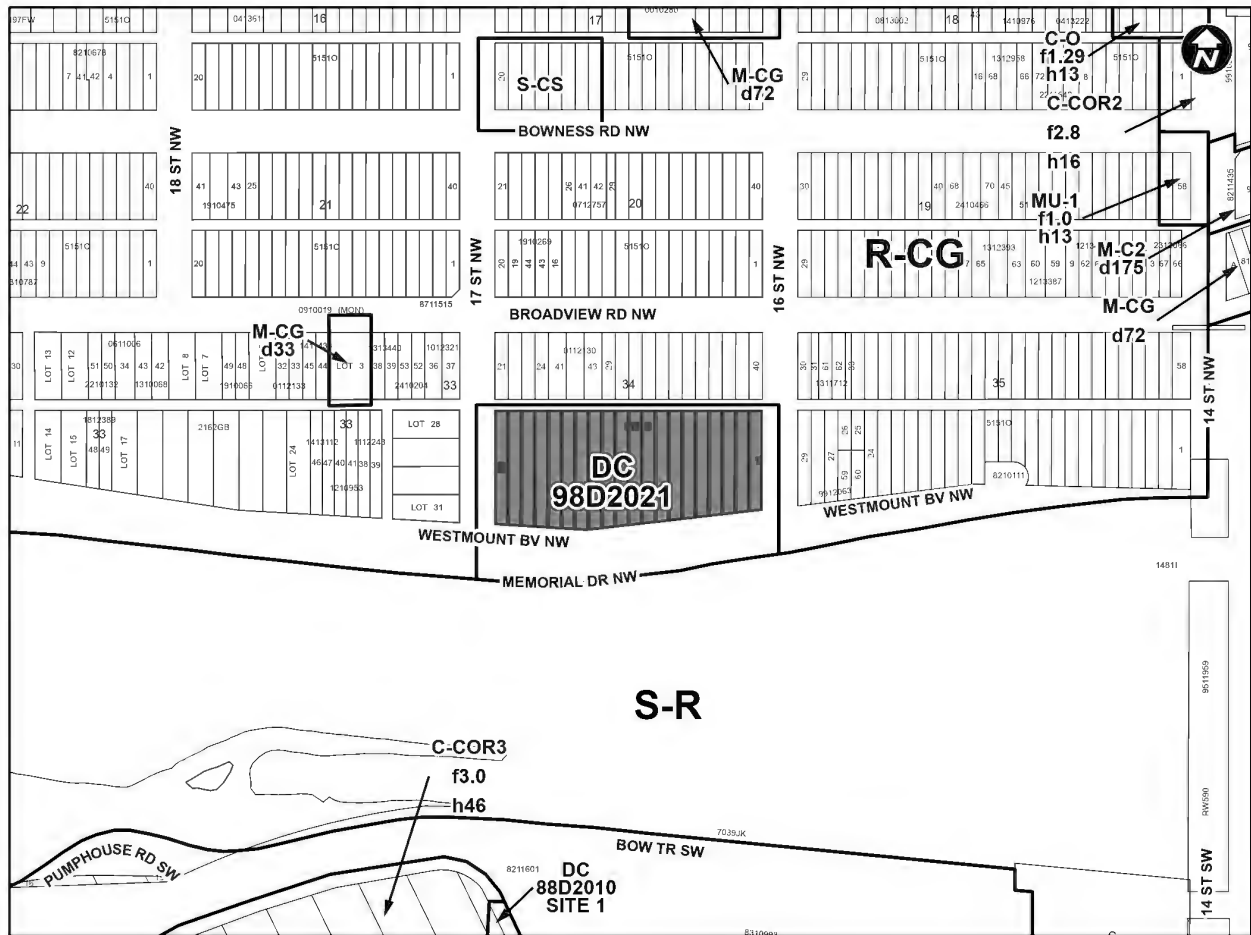
MAYOR
SIGNED ON JULY 16, 2025



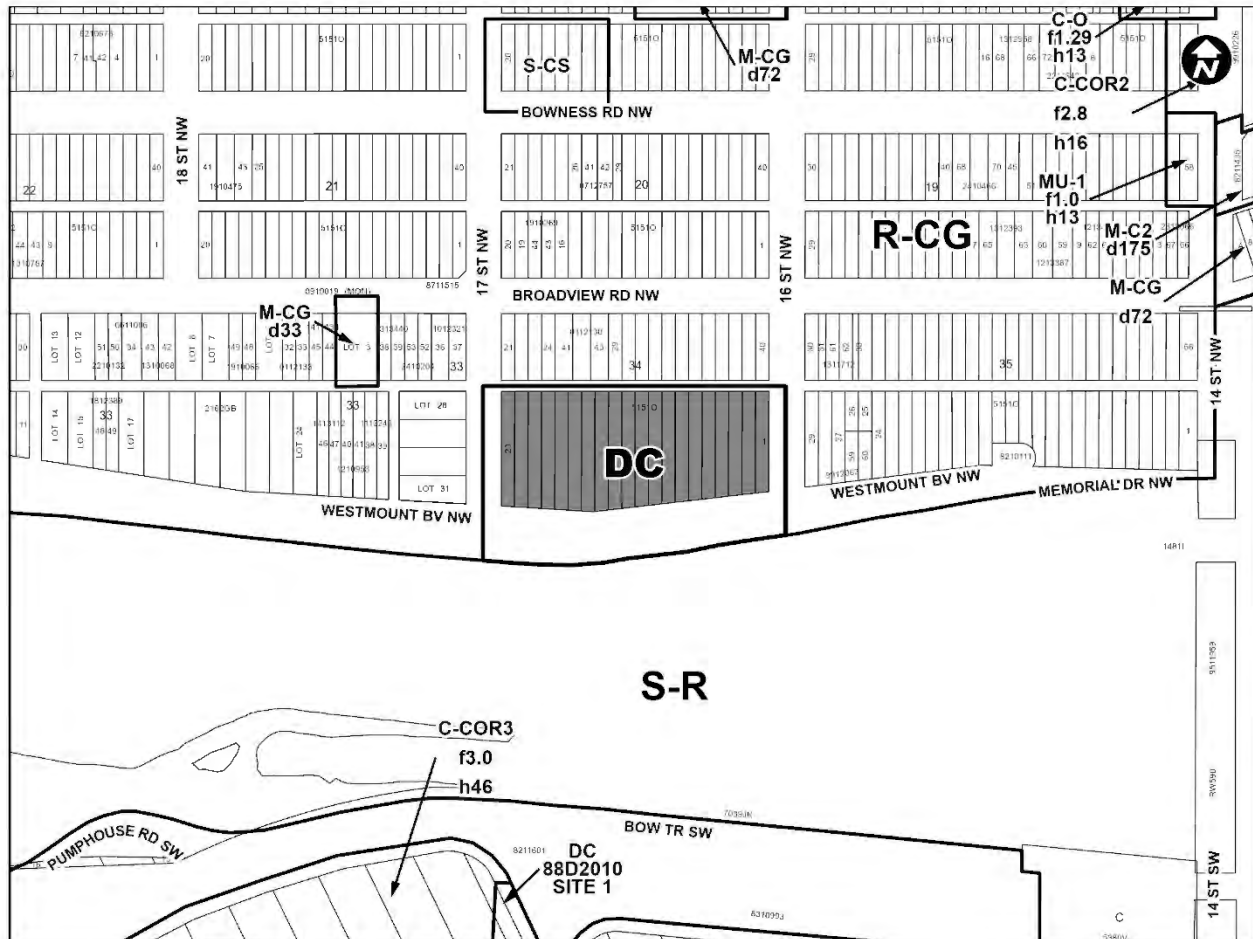
DEPUTY CITY CLERK
SIGNED ON JULY 16, 2025

AMENDMENT LOC2023-0203/CPC2025-0512
BYLAW NUMBER 128D2025

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) provide specific building heights and setbacks that respond to the low density context; and
- (b) protect the adjacent public park from excessive shadow.

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** in the Multi-Residential – High Density Low Rise (M-H1) District are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** in the Multi-Residential – High Density Low Rise (M-H1) District are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 apply in this Direct Control District.

Building Setbacks

- 7 (1) Unless otherwise referenced in subsection (2), the minimum **building setback** from a **property line** shared with a **street** is 1.5 metres.
- (2) The minimum **building setback** from a **property line** shared with a **street** for a **street-oriented multi-residential building** is zero metres.
- (3) The minimum **building setback** from a **property line** shared with a lane is zero metres.
- (4) Unless otherwise referenced in subsection (5), the minimum **building setback** from a **property line** shared with another **parcel** is 3.0 metres.
- (5) The minimum **building setback** from a **property line** shared with another **parcel** is zero metres when the adjoining **parcel** is designated as a:
- (a) **commercial district;**
 - (b) **industrial district;**
 - (c) **special purpose district;** or
 - (d) M-C2, M-2, M-H1, M-H2, M-H3, M-X2, CC-MH, CC-MHX District.

Specific Rules for Landscaped Areas

- 8 The maximum **hard surfaced landscaped area** is 60.0 per cent of the required **landscaped area**.

Building Height

- 9 (1) Unless otherwise referenced in subsection (2), the maximum **building height** is 24.0 metres.
- (2) Where a **parcel** shares a **property line** with a **lane**, the maximum **building height** referenced in subsection (1) is reduced to 18.0 metres measured from **grade** within 11.0 metres of the shared **property line**.

Sunlight Protection Areas

- 10 **Development** should not cast shadows beyond 10.0 metres north of the south **property line** of the public park situated at 1711, 1713, 1715, 1717 and 1721 Broadview Road NW (Plan 5151O, Block 34, Lots 29 to 36) between the hours of 10:00 a.m. and 4:00 p.m. Mountain Daylight Time between March 21 and September 21.

Loading Stall Requirement for Multi-Residential Development

- 11 (1) No **loading stall** is required for **Multi-Residential Development**.
- (2) The rules in Section 123 (7) of Bylaw 1P2007 do not apply in this Direct Control District.

Relaxations

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