

BYLAW NUMBER 15D2025

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2024-0184/CPC2024-1290)**

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 JANUARY 14, 2025

READ A SECOND TIME ON JANUARY 14, 2025

READ A THIRD TIME ON JANUARY 14, 2025

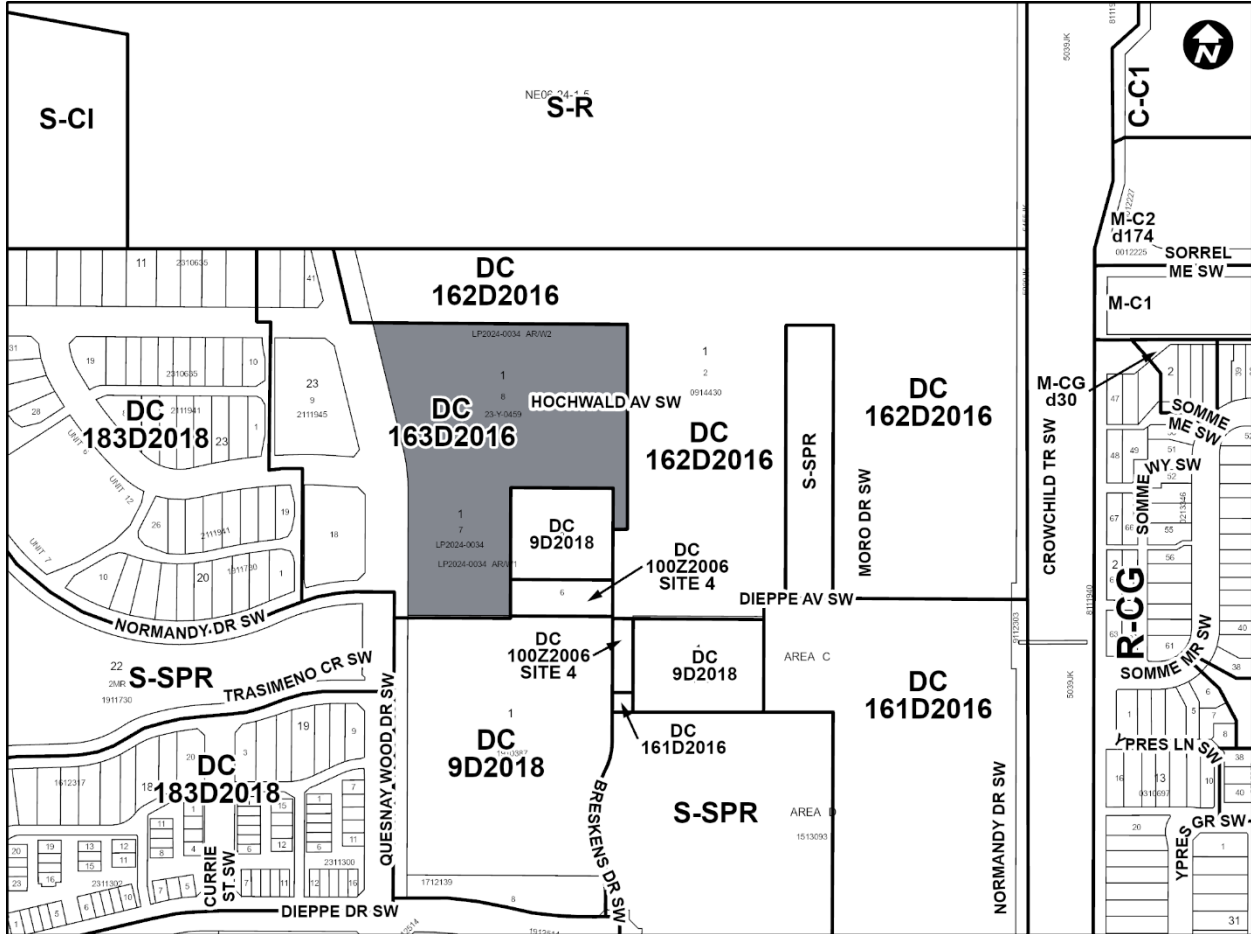
MAYOR
SIGNED ON JANUARY 14, 2025

for

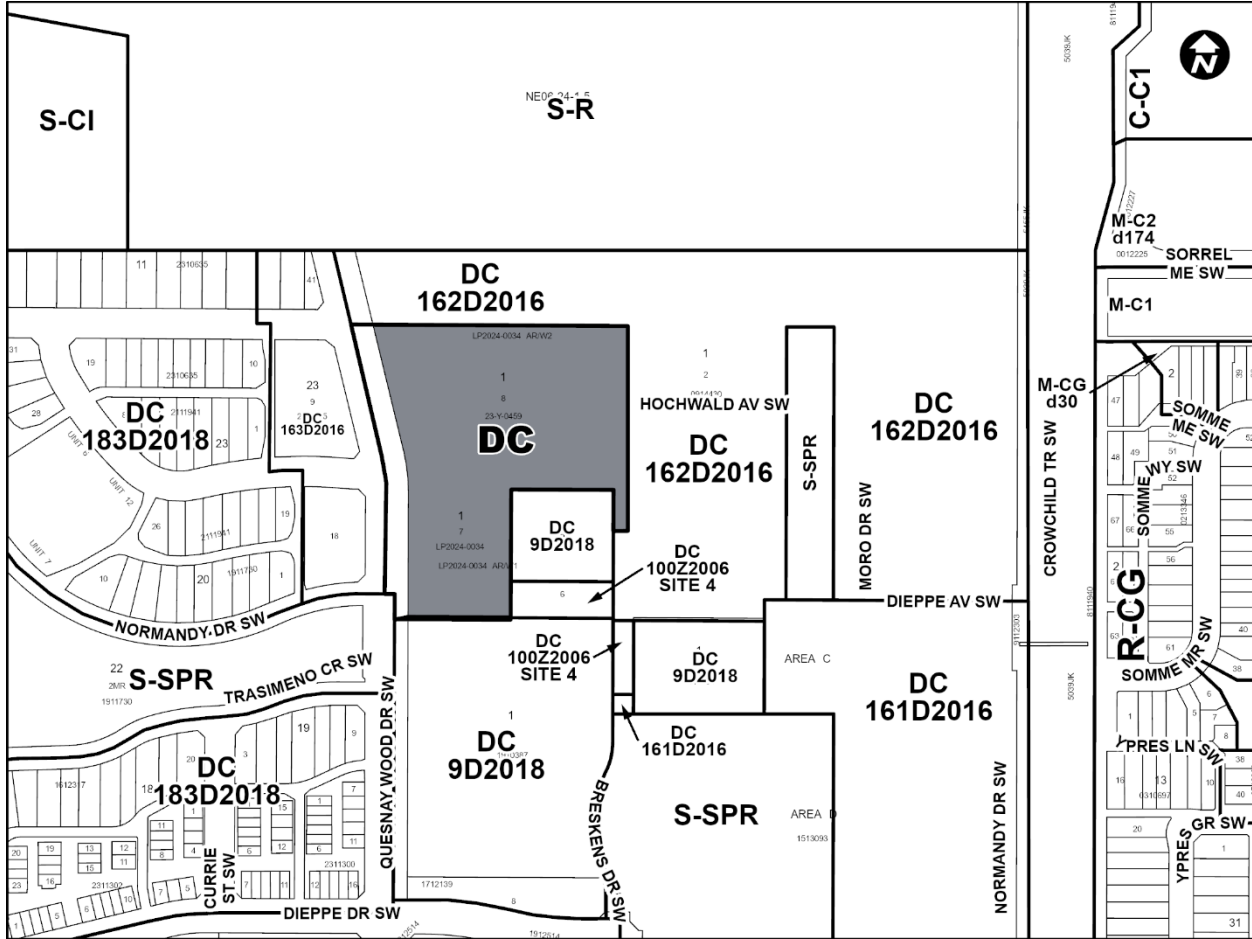
DEPUTY CITY CLERK
SIGNED ON JANUARY 14, 2025

AMENDMENT LOC2024-0184/CPC2024-1290
BYLAW NUMBER 15D2025

SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) allow for the redevelopment of the site in accordance with the aims of the CFB West Master Plan;
- (b) allow for a building form that is street oriented at grade;
- (c) support a form of development that is sensitive to and respectful of the historic character of provincial historic resources;
- (d) allow for a limited range of commercial uses to support residential uses;
- (e) allow for interim and existing uses as development is expected to take many years to build-out;

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- (f) create a permeable, accessible and pedestrian-oriented neighbourhood design;
- (g) effectively manage the parking supply to encourage more people to use sustainable modes of transportation; and
- (h) provide a transition between the higher density mixed use commercial area and the lower density residential neighbourhoods.

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) “**Interim Use**” means a *use*:

(i) not listed in section 5 or 6, that was being carried on pursuant to a *development permit* as of 2016 July 4; or

(ii) the following *uses*:

- (A) **Artist’s Studio;**
- (B) **Catering Service – Minor;**
- (C) **Computer Game Facility;**
- (D) **Drinking Establishment – Small;**
- (E) **Drinking Establishment – Medium;**
- (F) **Fitness Centre;**
- (G) **General Industrial – Medium;**
- (H) **Health Services Laboratory – Without Clients;**
- (I) **Indoor Recreation Facility;**
- (J) **Instructional Facility;**
- (K) **Health Care Service;**
- (L) **Motion Picture Production Facility;**
- (M) **Post-secondary Learning Institution;**
- (N) **Print Centre;**
- (O) **Radio and Television Studio;**
- (P) **School – Private;**
- (Q) **Self Storage Facility;**
- (R) **Social Organization;**
- (S) **Storage Yard;**
- (T) **Tree Farm; and**
- (U) **Vehicle Storage.**

Permitted Uses

5 The following *uses* are *permitted uses* in this Direct Control District:

- (a) **Accessory Residential Building;**
- (b) **Home Based Child Care – Class 1;**
- (c) **Home Occupation – Class 1;**
- (d) **Park;**
- (e) **Protective and Emergency Service;**
- (f) **Rowhouse Building;**
- (g) **Secondary Suite;**
- (h) **Semi-detached Dwelling;**
- (i) **Sign – Class A;**
- (j) **Single Detached Dwelling;**
- (k) **Townhouse; and**
- (l) **Utilities.**

Discretionary Uses

6 The following *uses* are *discretionary uses* in this Direct Control District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Backyard Suite;**
- (d) **Child Care Service;**
- (e) **Community Entrance Feature;**
- (f) **Convenience Food Store;**
- (g) **Custodial Care;**
- (h) **Dwelling Unit;**
- (i) **Financial Institution;**
- (j) **Food Kiosk;**
- (k) **Home Occupation – Class 2;**
- (l) **Interim Use;**
- (m) **Information and Service Provider;**
- (n) **Live Work Unit;**
- (o) **Multi-Residential Development;**
- (p) **Office;**
- (q) **Outdoor Café;**
- (r) **Parking Lot – grade (temporary);**
- (s) **Place of Worship – Medium;**
- (t) **Place of Worship – Small;**
- (u) **Power Generation Facility – Small;**
- (v) **Residential Care;**
- (w) **Restaurant: Food Service Only;**
- (x) **Restaurant: Licensed**
- (y) **Retail and Consumer Service;**
- (z) **Service Organization;**
- (aa) **Sign – Class B;**
- (bb) **Sign – Class C;**
- (cc) **Sign – Class D;**
- (dd) **Sign – Class E;**
- (ee) **Special Care Facility;**
- (ff) **Specialty Food Store;**
- (gg) **Temporary Residential Sales Centre; and**
- (hh) **Utility Building.**

Rules

7 Unless otherwise specified, all **uses** in this Direct Control District Bylaw must comply with the General Rules for Multi-Residential Land Use Districts referenced in Part 6, Division 1 of Bylaw 1P2007.

Parcel Width

8 The minimum **parcel width** is:

- (a) 7.5 metres for a **parcel** containing a **Single Detached Dwelling**;
- (b) 11.0 metres for a **parcel** containing a **Duplex Dwelling**;
- (c) 13.0 metres for a **parcel** containing a **Semi-detached Dwelling**, and if a **parcel** containing a **Semi-detached Dwelling** is subsequently subdivided, a minimum **parcel** width of 6.0 metres must be provided for each **Dwelling Unit**;
- (d) 5.0 metres for an individual **parcel** containing a **Dwelling Unit** in a **Rowhouse Building** or **Townhouse**; and
- (e) for all other **uses** there is no minimum **parcel width**.

Parcel Area

9 The minimum **parcel** area is:

- (a) 233.0 square metres for a **parcel** containing a **Single Detached Dwelling**;
- (b) 400.0 square metres for a **parcel** containing a **Duplex Dwelling**;
- (c) 400.0 square metres for a **parcel** containing a **Semi-detached Dwelling**, and if a **parcel** containing a **Semi-detached Dwelling** is subsequently subdivided, a minimum area of 180.0 square metres must be provided for each **Dwelling Unit**; and
- (d) 160.0 square metres for a **parcel** containing an individual **Dwelling Unit** in a **Rowhouse Building**; and
- (e) for all other **uses** there is no minimum **parcel** area.

Parcel Coverage

10 (1) Unless otherwise specified in subsections (2) or (3), there is no maximum **parcel coverage**.

(2) The maximum **parcel coverage** is:

- (a) 60.0 per cent of the area of the **parcel** for each **Single Detached Dwelling**, **Semi-detached Dwelling**, and **Duplex Dwelling**; and
- (b) 70.0 per cent of the area of the **parcel** for each, **Rowhouse Building**, and **Townhouse**.

- (3) The maximum **parcel coverage** referenced in subsection (1) must be reduced by 21.0 square metres for each required **motor vehicle parking stall** that is not located in a **private garage**, unless the **motor vehicle parking stall** referenced is constructed with permeable pavers or another type of open grid paving.

Building Height

- 11 The maximum **building height** is 30.0 metres.

Floor Plate Restrictions

- 12 The maximum **floor plate area** of each floor located partially or wholly above 26.0 metres above **grade** is 950.0 square metres.

Building Design

- 13 All **buildings** fronting a **street** must have:

- (a) a minimum ceiling height of 4.0 metres as measured vertically from the floor to the ceiling, for any non-residential **use**;
- (b) a minimum ceiling height of 3.0 metres when measured vertically from the floor to the ceiling, for any residential **use**; and
- (c) an individual, separate, direct access to **grade** for each **unit** with any portion of its floor area located on the floor closest to **grade**.

Street Wall Stepback

- 14 Where the height of a **building** is greater than 18.0 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 the façade closest to **grade** such that:

- (a) the horizontal separation has a minimum depth of 2.0 metres;
- (b) the horizontal separation occurs between a minimum of 7.5 metres and maximum of 18.0 metres measured from **grade**; and
- (c) the **building** must provide façade articulation, textures or **building** materials to distinguish the base of the **building** from the rest of the **building**.

Setback Area

- 15 The depth of all **setback areas** in this Direct Control District must be equal to the minimum **building setback** required by section 16.

Building Setback

- 16 (1) The minimum **building setback** from a **property line** shared with a **street** is 3.0 metres.
- (2) The minimum **building setback** from a **property line** shared with a **lane** or with another **parcel** is 1.2 metres.

Location of Uses Within Buildings

- 17 (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 5 and 6, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Unit, Live Work Unit, Multi-Residential Development, and Residential Care**.

Specific Rules for Landscaped Areas

- 18 (1) A minimum of 20.0 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) 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**.
- (4) 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 (3); or
- (b) have a sidewalk connecting that **public entrance** to a public sidewalk.
- (5) Every **building** on a **parcel** must have at least one sidewalk connecting the parking area to the **public entrances** of the **building**.
- (6) 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*.

- (7) All **soft surfaced landscaped areas** must be irrigated by an underground irrigation system, unless a **low water irrigation system** is provided.

Planting Requirements

- 19 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

- 20 (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

- 21 (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

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

Waste, Recycling and Organics

23 Garbage, recycling and organics must be stored in a **screened** location.

Motor Vehicle Parking Stall Requirements

- 24** (1) For **development** containing **Dwelling Units** or **Live Work Units**, the minimum **motor vehicle parking stalls:**
- (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 stalls:**
- (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**.

Required Bicycle Parking Stalls

25 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.

Interim Use

- 26 (1) A **development permit** for an **Interim Use** must not be issued for a period exceeding five (5) years.
- (2) An **Interim Use** must only be located within **buildings** existing at the time of the effective date of this Direct Control District.
- (3) Notwithstanding subsection (2), the following **Interim Uses** may occur outside of a **building** provided the total surface area of the **use** is no greater in size than the total surface area of the **use** as it existed at the time of the effective date of this Direct Control District, or where the **use** did not exist at the time of the effective date of this Direct Control District, the total surface area of the **use** does not exceed 12,000 square metres:
- (a) **Storage Yard;**
 - (b) **Tree Farm;** and
 - (c) **Vehicle Storage.**

Relaxations

27 The **Development Authority** may relax the rules contained in Sections 7 through 14, 16, 18, 21 and Section 24 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.