

**BYLAW NUMBER 170D2025**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2025-0089/CPC2025-0682)**

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**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 DECEMBER 16, 2025

READ A SECOND TIME ON DECEMBER 16, 2025

READ A THIRD TIME ON DECEMBER 16, 2025



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MAYOR  
SIGNED ON DECEMBER 16, 2025

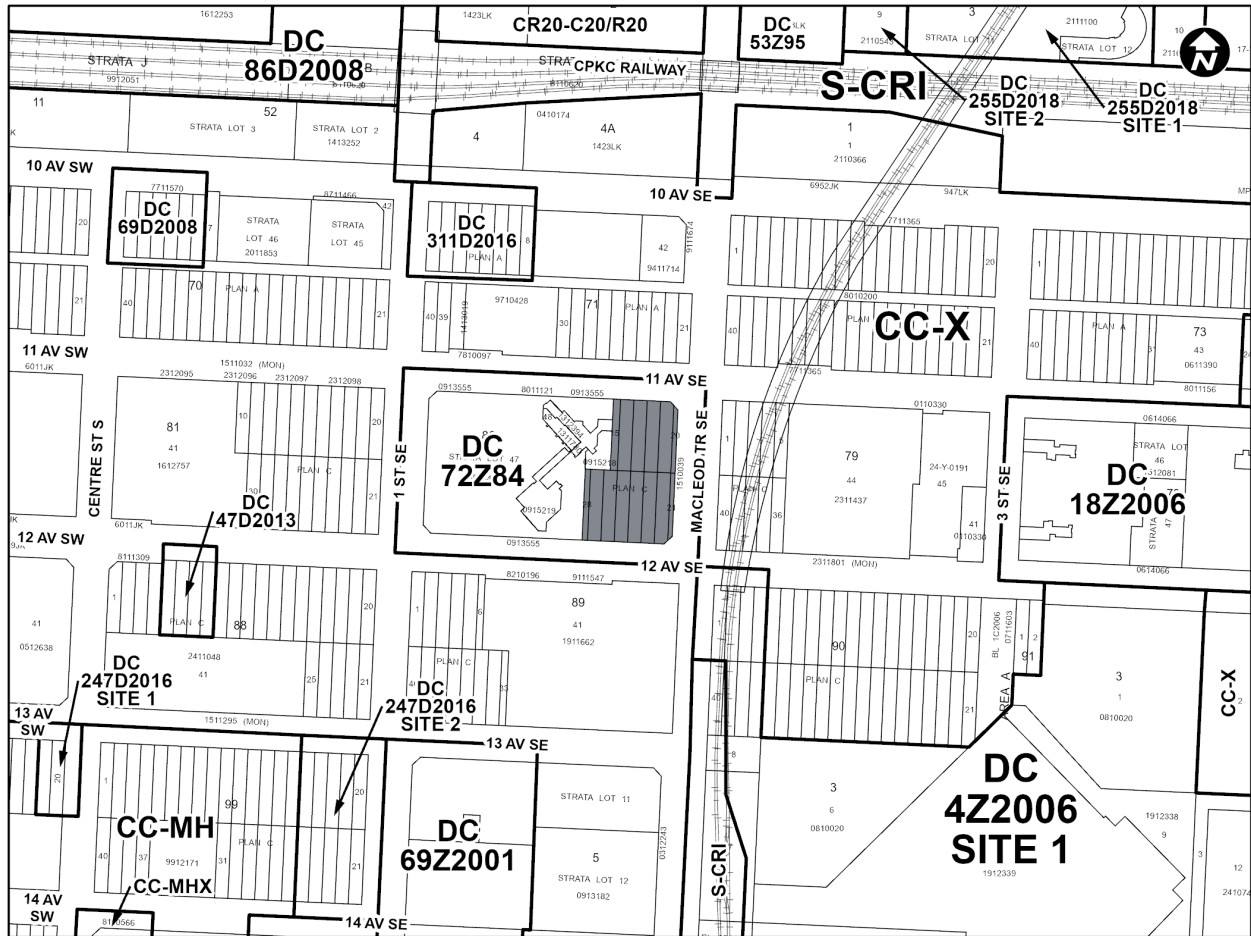


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CITY CLERK  
SIGNED ON DECEMBER 16, 2025

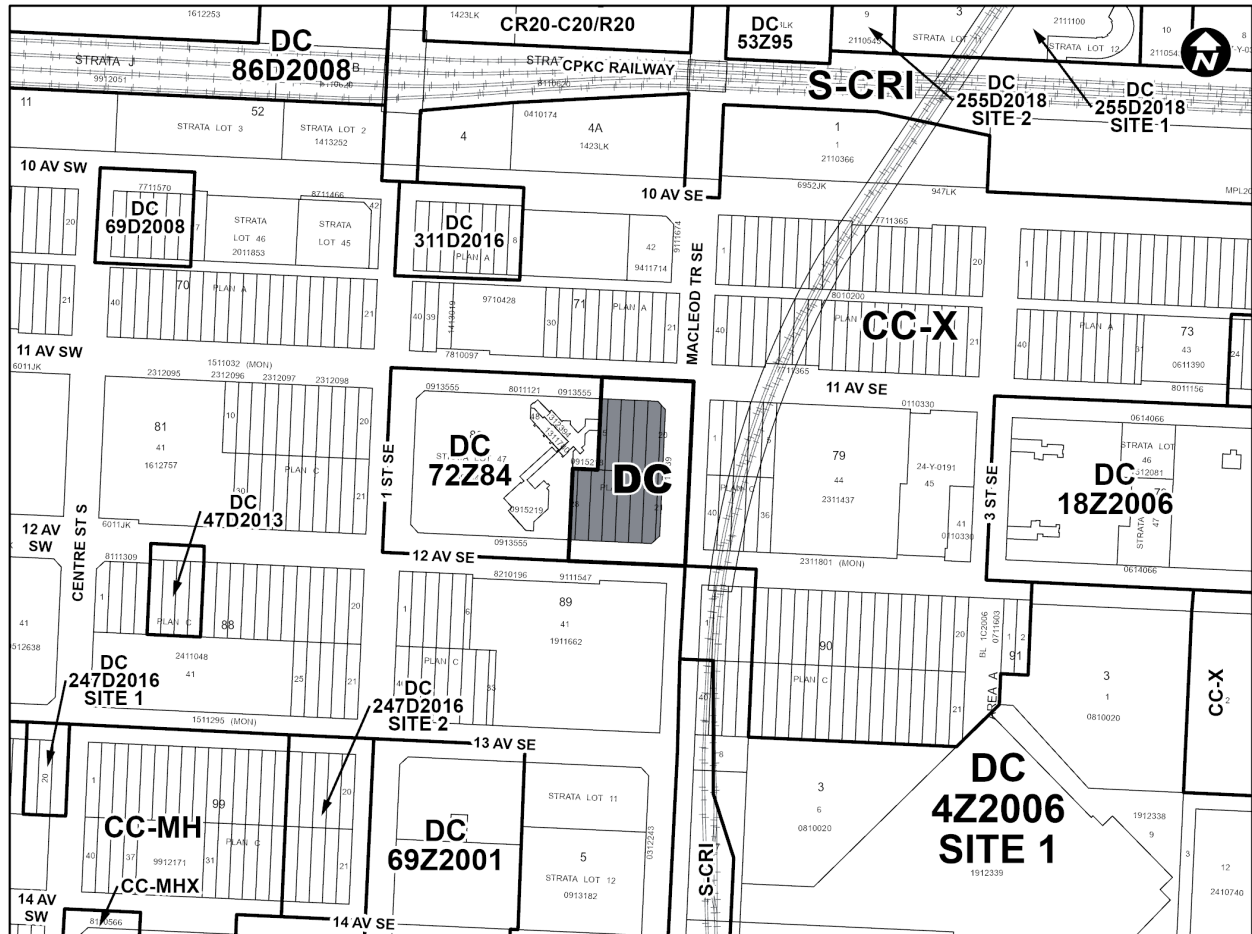
AMENDMENT LOC2025-0089/CPC2025-0682  
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**SCHEDULE A**



**AMENDMENT LOC2025-0089/CPC2025-0682  
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**SCHEDULE B**



**DIRECT CONTROL DISTRICT**

**Purpose**

- 1** This Direct Control District Bylaw is intended to allow for:
- (a) a high-density mixed-use development; and
  - (b) the inclusion of land that was previously dedicated to The City of Calgary for a road widening setback in the calculation of floor area ratio.

**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 Centre City Mixed Use District (CC-X) of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

### Discretionary Uses

- 5 The **discretionary uses** of the Centre City Mixed Use District (CC-X) of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District.

### Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the rules of the Centre City Mixed Use District (CC-X) of Bylaw 1P2007 apply in this Direct Control District.

### Area of Parcel

- 7 Where the lands in this Direct Control District have been consolidated into a single **parcel**, the area of the **parcel** is 4204.0 square metres for the purpose of calculating the **floor area ratio** for that **parcel**.

### Setback Areas

- 8 (1) Where the **parcel** shares a **property line** with 11 Avenue SE or 12 Avenue SE, the **setback area** must have a minimum depth of 1.5 metres and a maximum depth of 3.0 metres.
- (2) Where the **parcel** shares a **property line** with Macleod Trail SE, the **setback area** must have a minimum depth of 1.5 metres and a maximum depth of 8.0 metres.
- (3) Where the **parcel** shares a **property line** with another **parcel**, there is no requirement for a **setback area**.
- (4) Sections 1169, 1170 and 1171 of Bylaw 1P2007 do not apply in this Direct Control District.

### Residential Motor Vehicle Parking Stall Requirements

- 9 (1) For **developments** containing **Dwelling Units** or **Live Work Units**, the minimum **motor vehicle parking stall** requirement:
- (a) for each **Dwelling Unit** or **Live Work Unit** is 0.47 stalls per **unit** for resident parking;
- (b) for each **Dwelling Unit** is 0.08 **visitor parking stalls** per **unit**; and
- (c) for each **Live Work Unit** is 0.38 **visitor parking stalls** per **unit**.
- (2) Section 1157 of Bylaw 1P2007 does not apply in this Direct Control District.

### Relaxations

- 10 The **Development Authority** may relax the rules contained in Sections 6, 8 and 9 in this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.