

**BYLAW NUMBER 21D2025**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT  
LOC2024-0095/CPC2024-1056)**

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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 FEBRUARY 04, 2025

READ A SECOND TIME ON FEBRUARY 04, 2025

READ A THIRD TIME ON FEBRUARY 04, 2025



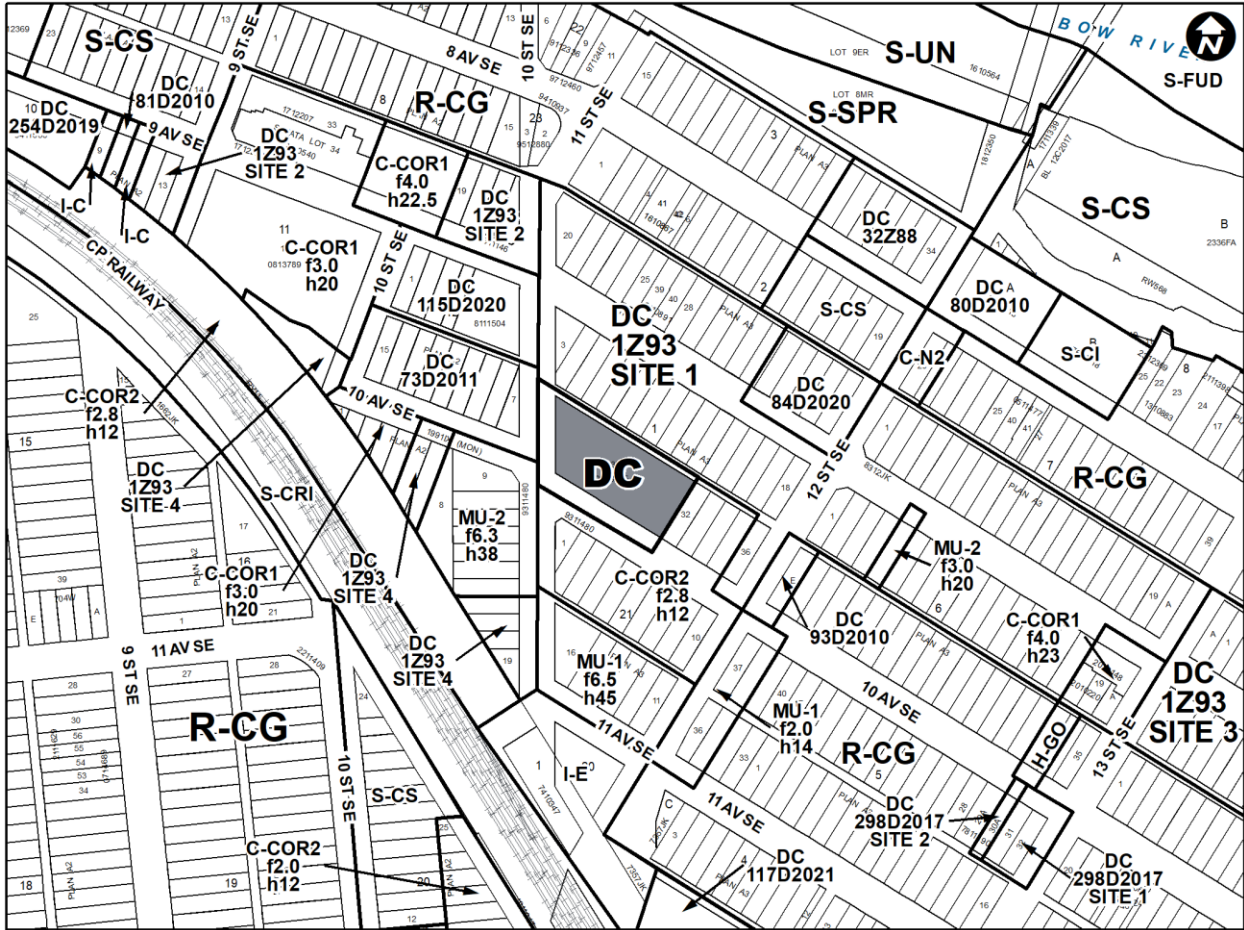
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MAYOR  
SIGNED ON FEBRUARY 04, 2025



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DEPUTY CITY CLERK  
SIGNED ON FEBRUARY 04, 2025



**SCHEDULE B**



**DIRECT CONTROL DISTRICT**

**Purpose**

1 This Direct Control District Bylaw is intended to allow for the additional use of general industrial – light.

**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 Commercial – Corridor 2 (C-COR2) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

### Discretionary Uses

5 The **discretionary uses** of the Commercial – Corridor 2 (C-COR2) District of Bylaw 1P2007 are the **discretionary uses** in this Direct Control District with the addition of:

- (a) **General Industrial – Light.**

### Bylaw 1P2007 District Rules

6 Unless otherwise specified, the rules of the Commercial – Corridor 2 (C-COR2) District of Bylaw 1P2007 apply in this Direct Control District.

### Floor Area Ratio

7 The maximum **floor area ratio** is 2.8.

### Building Height

8 The maximum **building height** is 12.0 metres.

### Location of Uses Within Buildings

9 (1) A minimum of 30.0 per cent of the ground floor **gross floor area** of a **building** in this Direct Control District must contain "Commercial Uses".

(2) **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units and Residential Care** must not be located:

- (a) in the same **building** as an automotive **use**; and
- (b) on the ground floor of a **building**.

(3) "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 and Residential Care**.

(4) Where this section refers to "Commercial Uses", it refers to the **uses** listed in Sections 4 and 5, other than **Addiction Treatment, Assisted Living, Custodial Care, Dwelling Units, General Industrial – Light, Live Work Units and Residential Care**.

### Relaxations

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