

BYLAW NUMBER 59D2025

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2024-0127/CPC2025-0023)**

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 APRIL 09, 2025

READ A SECOND TIME, AS AMENDED, ON APRIL 09, 2025

READ A THIRD TIME, AS AMENDED, ON APRIL 09, 2025



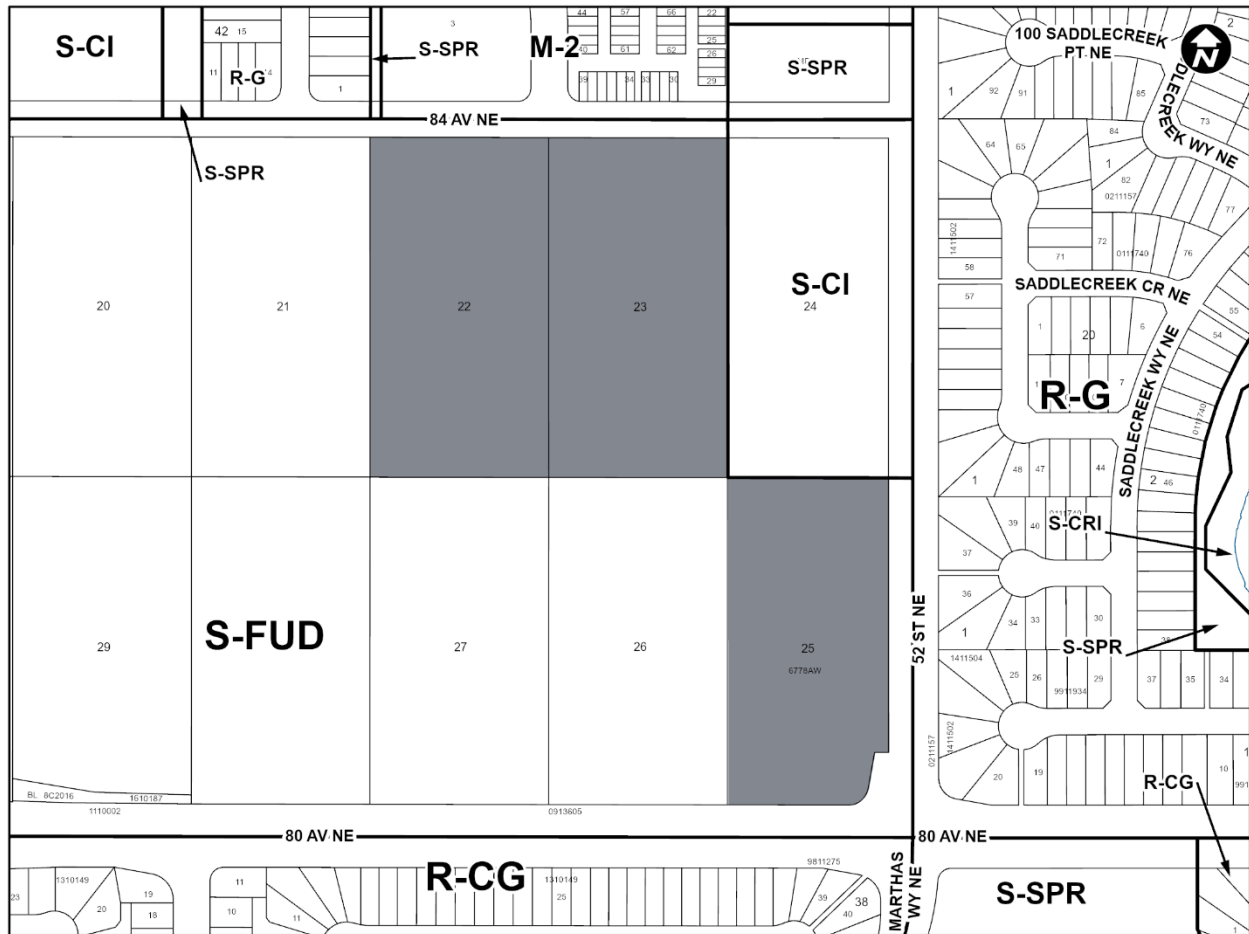
MAYOR
SIGNED ON APRIL 21, 2025



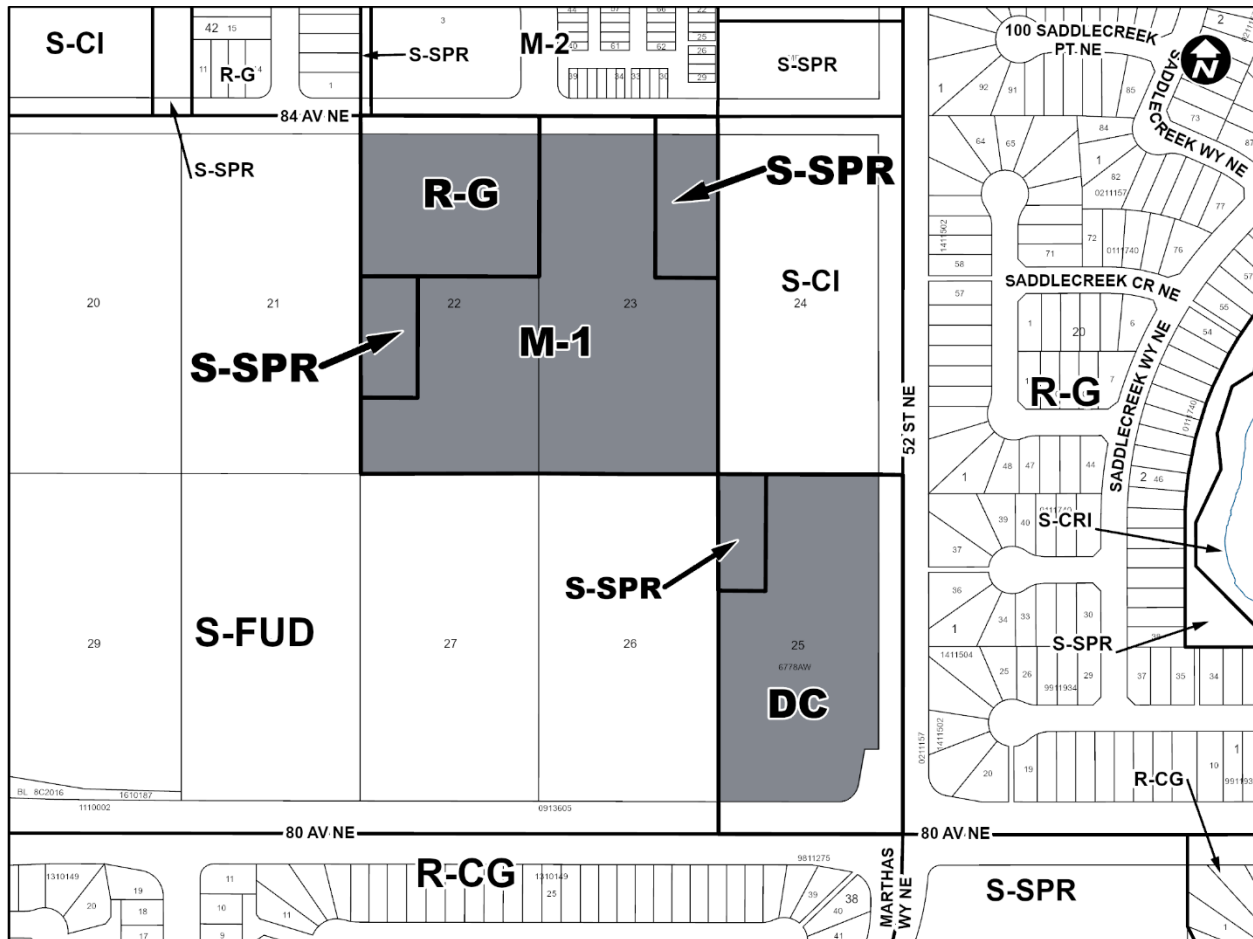
DEPUTY CITY CLERK
SIGNED ON APRIL 21, 2025

AMENDMENT LOC2024-0127/CPC2025-0023
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SCHEDULE A



SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District Bylaw is intended to provide specific setback and height rules for development.

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 a reference to the section as it existed on the date of passage of this Bylaw.

Permitted Uses

- 4 The **permitted uses** of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 5 The **discretionary uses** of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 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 subsections (2), (3), and (4), the minimum **building setback** from a **property line** shared with a **street** is 6.0 metres.
- (2) Unless otherwise referenced in subsections (3) and (4) 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 52 Street NE is 3.0 metres.
- (4) The **minimum building setback** from a **property line** shared with 80 Avenue NE is 3.0 metres.
- (5) Unless otherwise referenced in subsection (6), the minimum **building setback** from a **property line** shared with another parcel is 3.0 metres.
- (6) 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) **special purpose district;** or
 - (c) M-C2, M-2, M-H1, M-H2, M-H3, M-X2, CC-MH or CC-MHX District.

Building Height

- 8 (1) Unless otherwise referenced in subsections (2) and (3), the maximum **building height** is 26.0 metres.
- (2) Where a **parcel** shares a **property line** with 52 Street NE the maximum **building height** referenced in subsection (1) is reduced to:
- (a) 14.5 metres within 6.0 metres of the shared **property line**; and
 - (b) 17.5 metres at a distance between 6.0 metres and 12.0 metres from the shared **property line**.

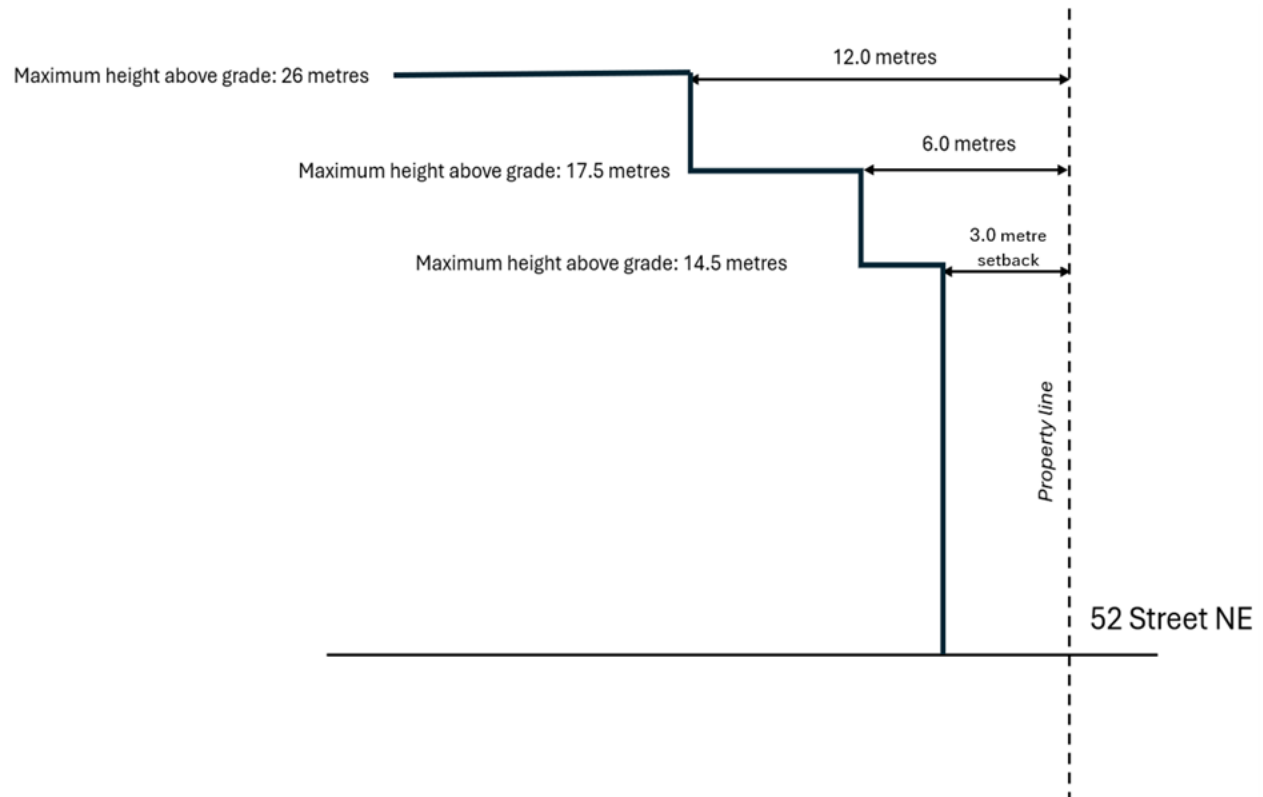
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- (3) Where a **parcel** shares a **property line** with 80 Avenue NE the maximum **building height** referenced in subsection (1) is reduced to 14.5 metres within 6.0 metres from the shared **property line**.

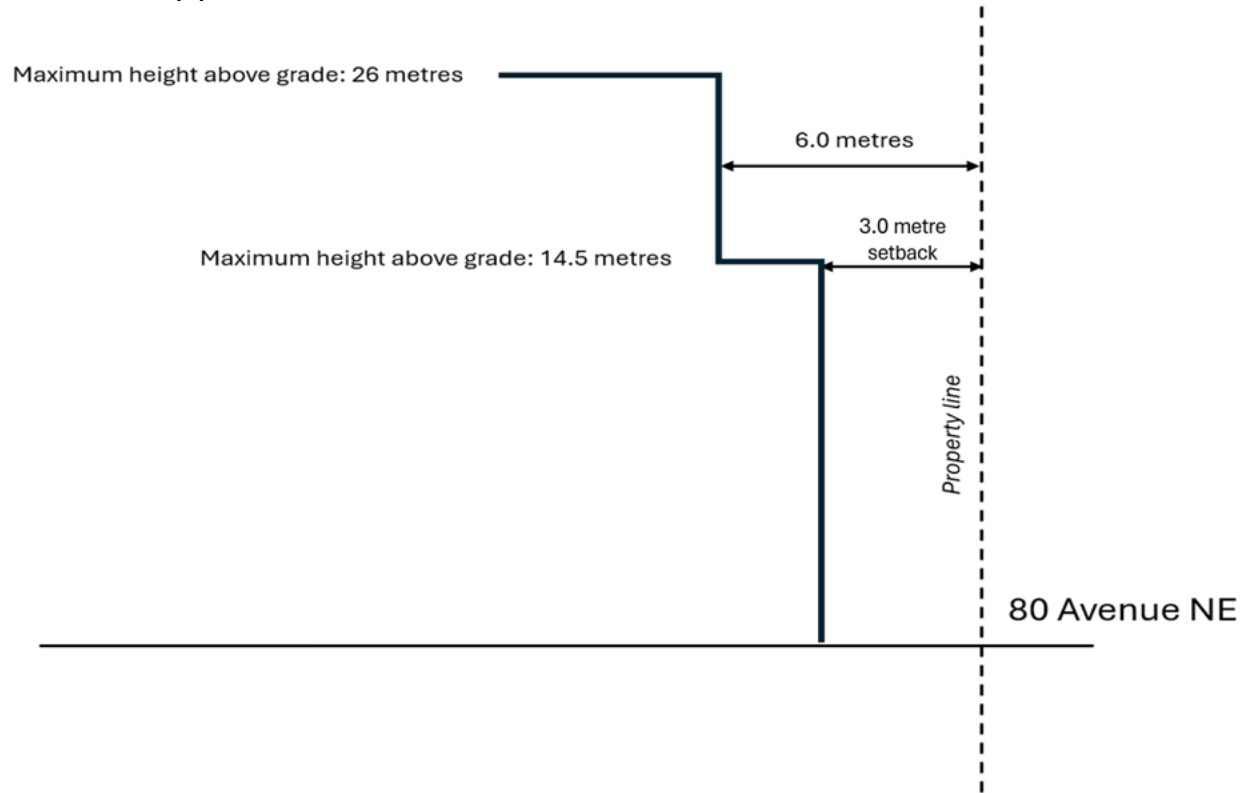
- (4) The following diagrams illustrate the rules of subsections (2) and (3):

Illustration 1: Building height in this Direct Control District

Subsection (2)



Subsection (3)



Relaxations

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