

BYLAW NUMBER 5D2025

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT
LOC2024-0105/CPC2024-1143)**

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

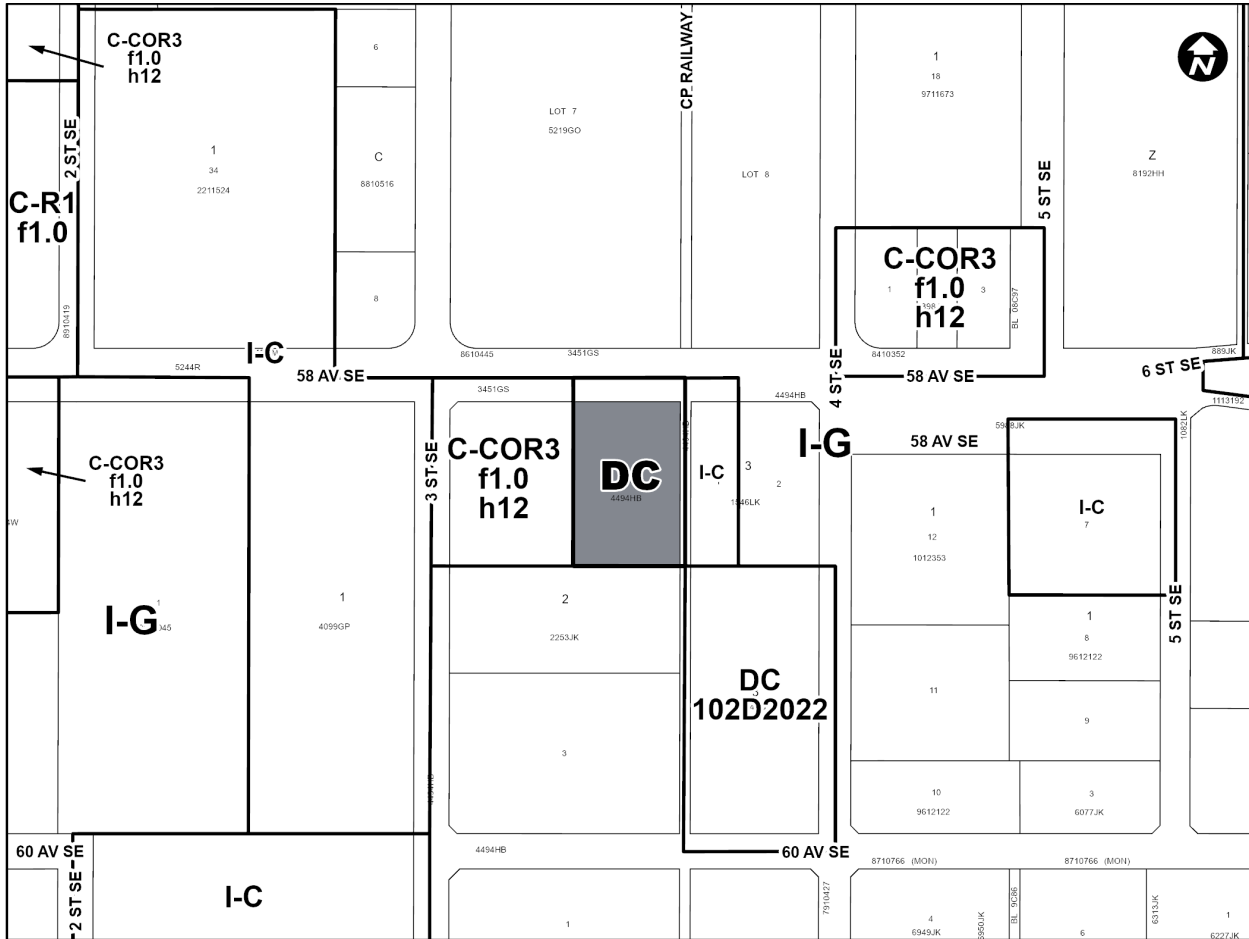


MAYOR
SIGNED ON JANUARY 14, 2025



DEPUTY CITY CLERK
SIGNED ON JANUARY 14, 2025

SCHEDULE B



DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District Bylaw is intended to:

- (a) increase the maximum allowable floor area ratio and building height; and
- (b) ensure a permeable building facade.

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

Discretionary Uses

5 The **discretionary uses** of the Industrial – Commercial (I-C) 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 Industrial – Commercial (I-C) District of Bylaw 1P2007 apply in this Direct Control District.

Floor Area Ratio

7 The maximum **floor area ratio** is 2.0.

Building Height

8 The maximum **building height** is 18.0 metres.

Use Area

- 9 (1) Unless otherwise provided in subsections (2), (3) or (4), there is no **use area** requirement in the Industrial – Commercial (I-C) District.
- (2) The maximum **use area** for a **Retail and Consumer Service** is 930.0 square metres.
- (3) The maximum **public area** for a **Restaurant: Food Service Only** or **Restaurant: Licensed** is 300.0 square metres.
- (4) A **Self Storage Facility** must not occupy more than 95.0 per cent of the ground floor **gross floor area** of a **building**.

Rules for Self Storage Facility

10 The individual access to each self storage unit must be entirely internal to a **building**.

Rules for Façades Facing a Street

- 11 (1) The façade of a **building** located on the ground floor and facing a **street** must provide windows with unobscured glass that occupy a minimum of 50.0 per cent of the façade between a height of 0.6 metres and 2.4 metres.
- (2) The façade of a **building** located above the ground floor and facing a **street** must provide windows with unobscured glass that occupy a minimum of 15.0 per cent of the façade.

Relaxations

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