

BYLAW NO. 87Z2005

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment # LOC2004-0072)**

WHEREAS it is desirable to amend The City of Calgary Land Use Bylaw Number 2P80 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;

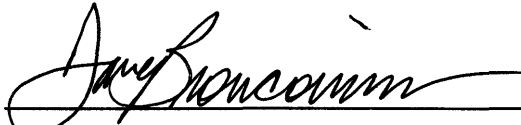
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The City of Calgary Land Use Bylaw, being Bylaw 2P80 of the City of Calgary, is hereby amended by deleting that portion of the Land Use Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use 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 THIS 3rd DAY OF OCTOBER, 2005.

READ A SECOND TIME, AS AMENDED, THIS 3rd DAY OF OCTOBER, 2005.

READ A THIRD TIME, AS AMENDED, THIS 3rd DAY OF OCTOBER, 2005.



MAYOR

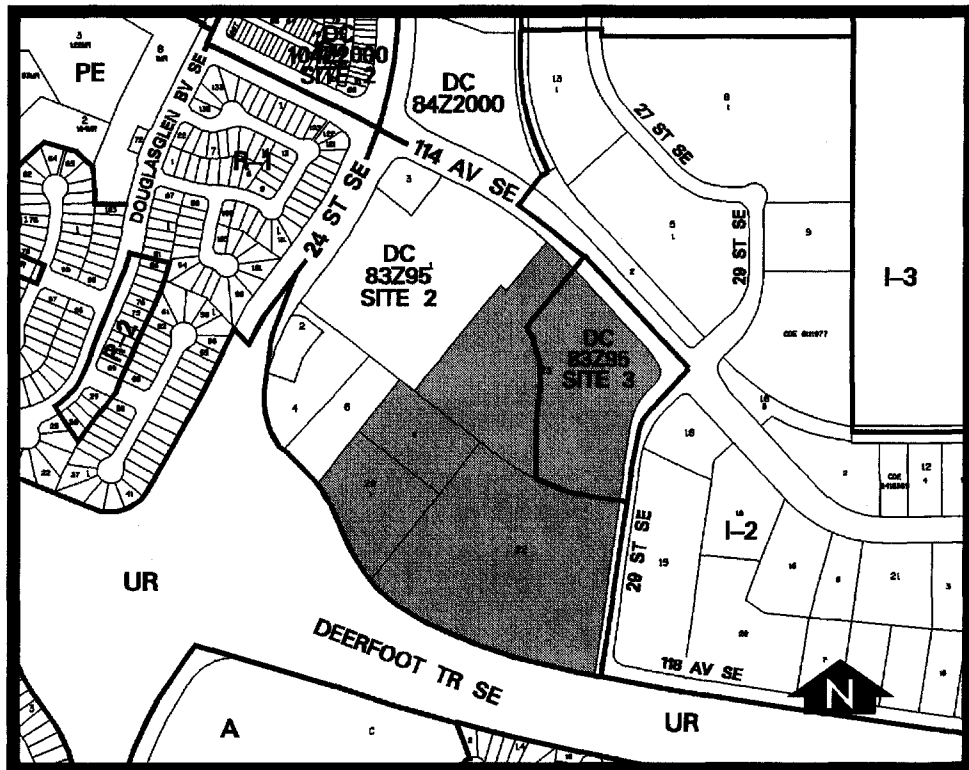
DATED THIS 13th DAY OF OCTOBER, 2005.



ACTING CITY CLERK

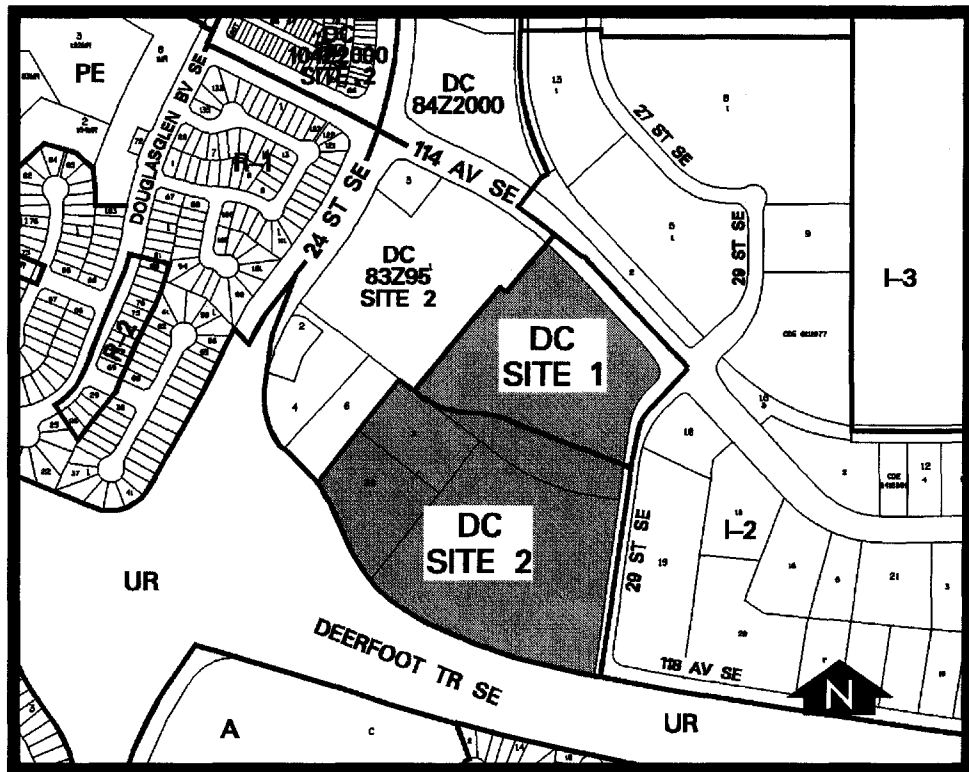
**Amendment # LOC2004-0072
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SCHEDULE A



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SCHEDULE B



DC DIRECT CONTROL DISTRICT

SITE 1 (3.76 ha ± (9.30 ac ±))

1. Land Use

The Permitted and Discretionary Uses of the C-4 General Commercial District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively excluding parking areas and parking structures.

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SCHEDULE B

CONTINUED

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 shall apply to all uses and the Permitted Use rules of the C-4 General Commercial District shall apply to Permitted Uses and the Discretionary Use Rules of the C-4 General Commercial District shall apply to the Discretionary Uses, unless otherwise noted below:

(a) Gross Floor Area

Subject to the provision of transportation network and capacity, to the satisfaction of the Approving Authority, gross floor area shall be a maximum of 2 times the area of Site 1.

(b) Floor Area

In addition to the requirements of Section 38(5)(b.1) of Bylaw 2P80, the following shall apply:

- (i) no individual retail food store shall exceed a maximum gross floor area of 3,600 square metres; and**
- (ii) no individual retail store shall exceed a maximum gross floor area of 465 square metres.**

(c) Building Orientation and Design

- (i) Buildings shall provide primary pedestrian entrance(s) along 114 Avenue SE and 29 Street SE;**
- (ii) Building façades along 114 Avenue SE and 29 Street SE shall incorporate architectural detailing that adds visual interest, allows surveillance of the LRT station area and enhances the pedestrian environment. Architectural detailing may include but is not limited to glazing, façade and roof details, awnings, arcades, recesses or projections and varied building materials; and**

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SCHEDULE B

CONTINUED

(iii) Buildings shall incorporate the same level of architectural design and finish materials on all facades.

(d) Concept Plan

A concept plan for Sites 1 and 2, showing proposed and approved development, gross floor areas, the interface with the transit facilities, a contiguous pedestrian circulation system, landscaping, and the interface with Deerfoot Trail shall be required concurrent with the submission of the first development permit application and shall be updated and resubmitted with each subsequent development permit application.

SITE 2 (7.568 ha ± (18.7 ac ±))

1. Land Use

The Permitted and Discretionary Uses of the C-4 General Commercial District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively excluding parking areas and parking structures, and with the additional Discretionary Use of automotive sales and rentals.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 shall apply to all uses and the Permitted Use rules of the C-4 General Commercial District shall apply to Permitted Uses and the Discretionary Use Rules of the C-4 General Commercial District shall apply to the Discretionary Uses, unless otherwise noted below:

(a) Front Yard

In addition to the requirements of Section 33(1)(a) and 38(3)(a) of Bylaw 2P80:

- (i) all yards fronting on a private road shall comply with the rules for front yards; and
- (ii) all yards fronting on a private road, Deerfoot Trail and 29 Street SE shall be a minimum depth of 6 metres.

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SCHEDULE B

CONTINUED

(b) Gross Floor Area

Subject to the provision of transportation network and capacity, to the satisfaction of the Approving Authority, gross floor area shall be a maximum of 2 times the area of Site 2.

(c) Floor Area

In addition to the requirements of Section 38(5)(b.1) of Bylaw 2P80, the following shall apply:

- (i) no individual retail food store shall exceed a maximum gross floor area of 3,600 square metres;
- (ii) no individual retail store shall exceed a maximum gross floor area of 465 square metres; and
- (iii) no individual automotive sales and rentals use shall exceed a maximum gross floor area of 4,645 square metres.

(d) Buildings

Automotive sales and rental uses shall be contained in no more than three buildings within the entire area of Site 2.

(e) Auto Body and Paint Shops and Automotive Service

Auto body and paint shop and automotive service uses shall only be allowed within an automotive sales and rentals building.

(f) Outside Display

- (i) Only one outside display area shall be allowed per automotive sales and rental use;

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SCHEDULE B

CONTINUED

- (ii) Outside display areas shall only be located adjacent to a private road;
 - (iii) Outside display shall be limited to a maximum of three (3) examples of items sold or rented on the site; and
 - (iv) Outside display areas shall not be within any required minimum yard.
- (g) Interface Treatment
- Notwithstanding the provisions of Sections 38(3)(a), (b) and (c) and 33(11) (a), (b) and (c) of Bylaw 2P80:
- (i) where a site abuts or is separated by an intervening street from Deerfoot Trail, the treatment of the interface in terms of distance, visual screening and landscaping shall be to the satisfaction of the Approving Authority;
 - (ii) public or vehicle storage areas shall be visually screened from public thoroughfares and primary internal circulation roads to the satisfaction of the Approving Authority; and
 - (iii) all roof top mechanical equipment shall be screened from public view and Deerfoot Trail to the satisfaction of the Approving Authority.
- (h) Building Orientation and Design
- (i) Building façades along Deerfoot Trail shall incorporate architectural detailing that adds visual interest including but not limited to glazing, façade and roof details, awnings, arcades, recesses or projections and varied building materials;
 - (ii) Buildings shall incorporate the same architectural design and finish materials on all façades as used on the façade with the primary pedestrian entrance; and
 - (iii) Building placement for automotive sales and rental uses and vehicle parking or storage shall be to the satisfaction of the Approving Authority.

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SCHEDULE B

CONTINUED

(i) **Concept Plan**

A concept plan for Sites 1 and 2, showing proposed and approved development, gross floor areas, the interface with the transit facilities, a contiguous pedestrian circulation system, landscaping, and the interface with Deerfoot Trail shall be required concurrent with the submission of the first development permit application and shall be updated and resubmitted with each subsequent development permit application.

BYLAW NO. 8722005

ADVERTISED IN The Calgary Sun ON Sept. 01. 05

BYLAW 8722005
EAST SHEPARD INDUSTRIAL
To redesignate the land located at 11530, 11580 - 24 Street SE;
11590, 11555 - 29 Street SE (Plan 9912421, Block 20, Lots 1 & 2; Plan
0113455, Block 23; Plan 0113458, Block 22) from DC Direct Control
District to DC Direct Control District to accommodate transit oriented
development and automotive sales and rentals.

TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/87Z2005


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APPROVED AS TO CONTENT



HEAD - ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM

 Aug 24/05

CITY SOLICITOR

BUDGET PROGRAM NO.
(if applicable)

DATE OF COUNCIL INSTRUCTION
(if applicable)
