

BYLAW NO. 109Z2007

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(LAND USE AMENDMENT LOC2007-0005)**

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;

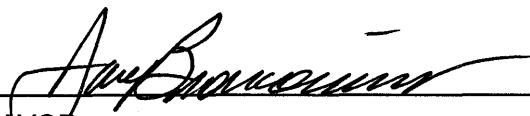
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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.

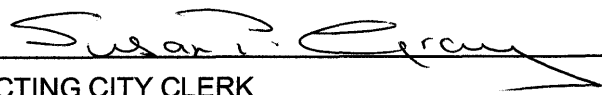
READ A FIRST TIME THIS 12th DAY OF NOVEMBER, 2007.

READ A SECOND TIME THIS 12th DAY OF NOVEMBER, 2007.

READ A THIRD TIME THIS 12th DAY OF NOVEMBER, 2007.



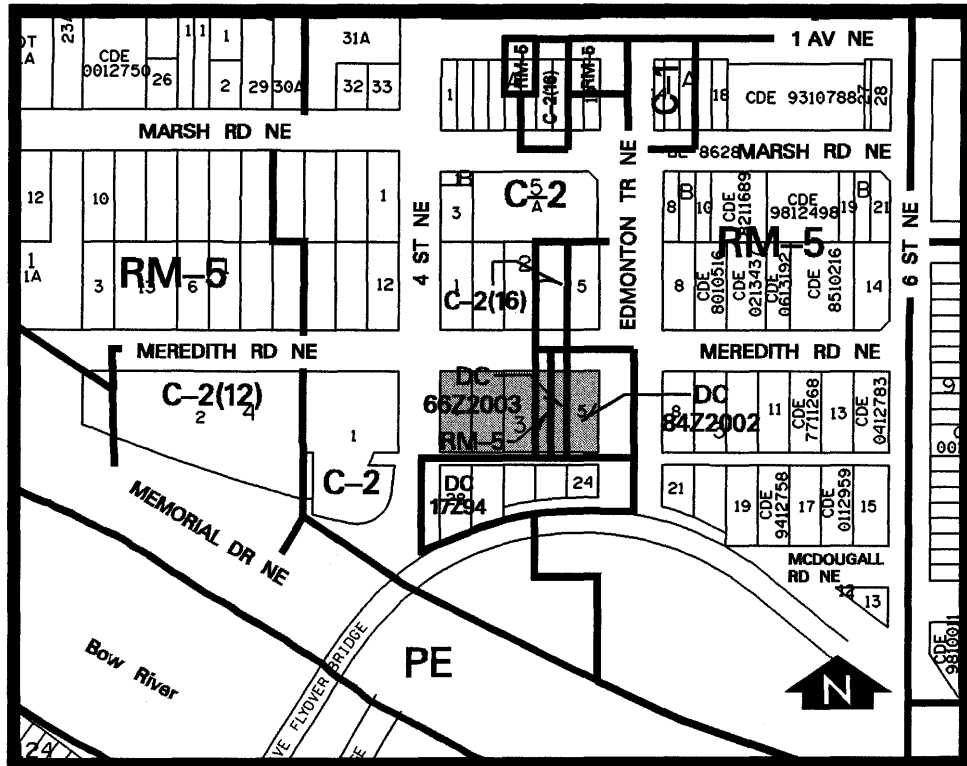
MAYOR
SIGNED THIS 12th DAY OF NOVEMBER, 2007.



ACTING CITY CLERK
SIGNED THIS 12th DAY OF NOVEMBER, 2007.

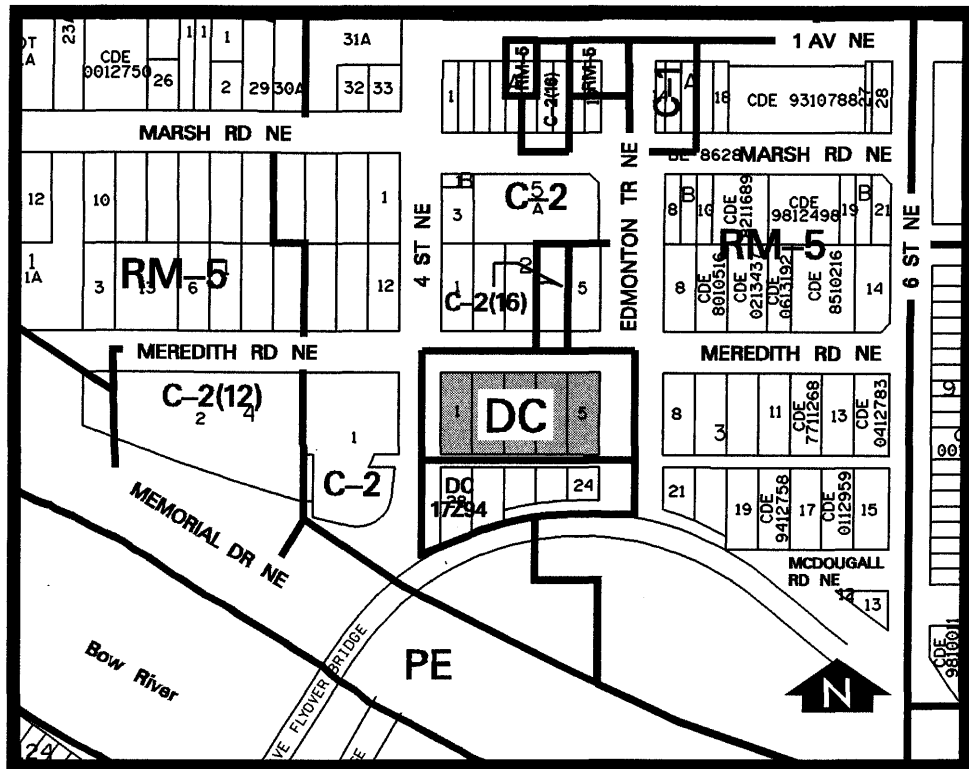
Amendment LOC2007-0005 Bylaw 109Z2007

SCHEDULE A



Amendment LOC2007-0005 Bylaw 109Z2007

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of C-2 General Commercial District shall be the Permitted and Discretionary Uses respectively excluding auto body and paint shop, automotive sales and rentals, automotive services and automotive specialties.

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-2 General Commercial District shall apply to Permitted Uses and the Discretionary Use Rules of the C-2 General Commercial District shall apply to Discretionary Uses, unless otherwise noted below:

(a) Commercial Component

The development shall contain mixed uses of commercial and dwelling units.

Amendment LOC2007-0005 Bylaw 109Z2007

SCHEDULE B

CONTINUED

(b) Gross Floor Area

A maximum of 6 FAR with a minimum of 30% of the gross floor area being comprised of dwelling units.

(c) Ground Floor Access

Each commercial use located on the ground floor shall have direct entries from the public sidewalk and to be considered at the same level as the sidewalk.

(d) Recycling facilities

Comprehensive recycling facilities shall be provided to the satisfaction of the Approving Authority.

(e) Building Height

Maximum building height is 34 metres.

(f) Landscaped Area

(i) A minimum of 40 per cent of the site shall be landscaped, ensuring that soft landscaping is optimized on the site;

(ii) Landscaped areas contained either at grade, roof top or at terraced levels shall be counted towards the 40 per cent landscaping requirement; and

(iii) The adjacent boulevards must be landscaped.

(g) Amenity Space

Outdoor amenity space located on the roof top shall be setback a minimum of 3.0 metres from the edge of the building facade.

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SCHEDULE B

CONTINUED

(h) Parking

In addition to the rules and regulations contained in Section 18 of Bylaw 2P80 the following shall apply:

- (i) The minimum number of motor vehicle parking stalls for each dwelling unit is 0.75 stalls per unit for resident parking; and
- (ii) A minimum of 0.1 visitor parking stalls per dwelling unit

BYLAW NUMBER: 109Z2007

ADVERTISED IN THE Calgary Herald on Thursday October 18, 2007


6 **Bridgeland/Riverside**
Bylaw 109Z2007

To redesignate the land located at 14 and 22 - 4 Street NE and 611, 613, 615 and 617 Meredith Road NE (Plan E, Block 3, Lots 1 to 5) from C-2 General Commercial District, RM-5 Residential Medium Density District and DC Direct Control District to DC Direct Control District to accommodate an eight (8) storey mixed use project. (Bylaw 2P80)

TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/109Z2007

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APPROVED AS TO CONTENT



IAN COPE
HEAD - ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM



SHARI SHIGEHIRO
CITY SOLICITOR

BUDGET PROGRAM NO.
(if applicable)

DATE OF COUNCIL INSTRUCTION
(if applicable)
