

BYLAW NO. 27Z2006

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment LOC2005-0112)**

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;

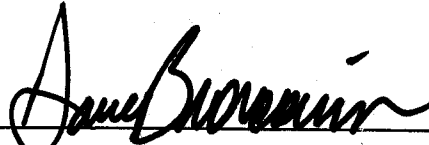
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 24th DAY OF APRIL, 2006.

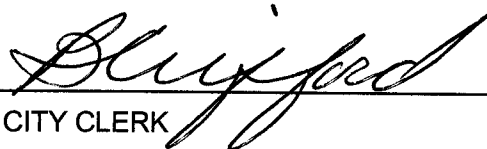
READ A SECOND TIME THIS 20th DAY OF JUNE, 2006.

READ A THIRD TIME THIS 20th DAY OF JUNE, 2006.



MAYOR

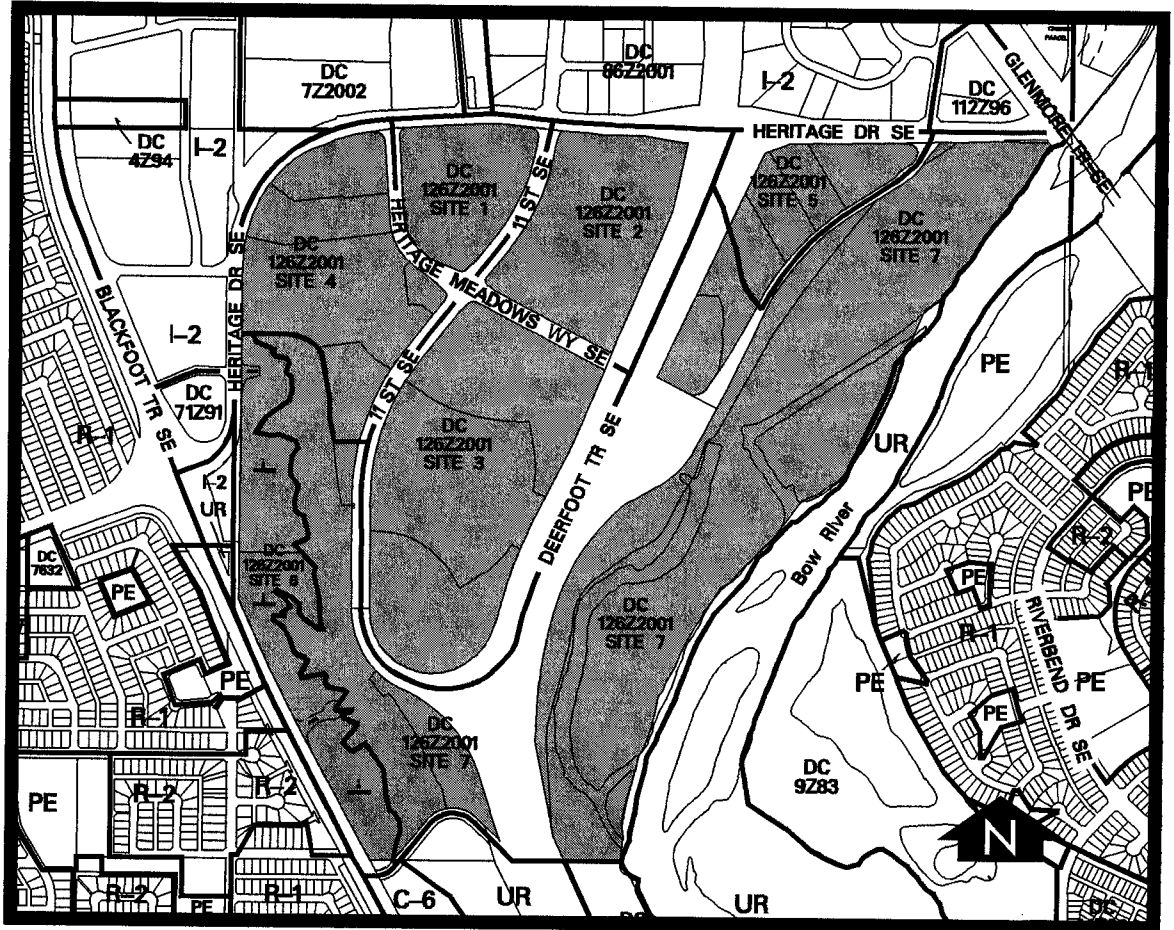
DATED THIS 27th DAY OF JUNE, 2006.



ACTING CITY CLERK

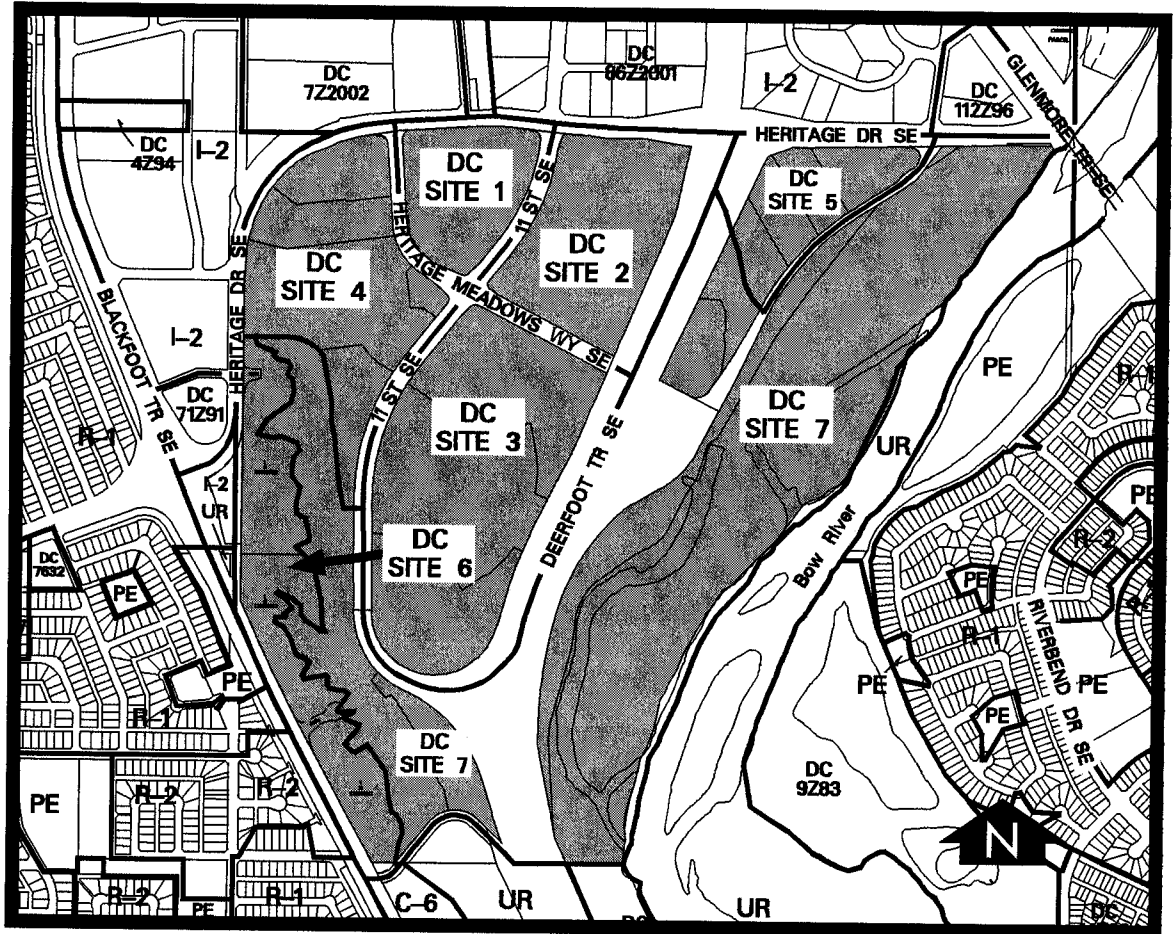
Amendment LOC2005-0112 Bylaw 27Z2006

SCHEDULE A



Amendment LOC2005-0112 Bylaw 27Z2006

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Site 1, Site 2, Site 3 and Site 4

Definitions

The definitions of Bylaw 2P80 shall apply to the Sites in this Bylaw except as noted below:

For the purpose of this Bylaw, "ancillary child care" means the temporary care of children while parents or caregivers are using/shopping in the facility, but does not include a child care facility.

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SCHEDULE B

CONTINUED

1. Land Use

(a) The following uses shall be Discretionary Uses on Site 1:

- Accessory food services
- Amusement arcades
- Automotive services
- Automotive specialties
- Billiard parlours
- Bottle return depots
- Drinking establishments
- Entertainment establishments
- Essential public services
- Financial institutions
- Gaming establishments – bingo
- Grocery stores
- Liquor stores
- Medical clinics
- Offices
- Outdoor cafes
- Parking areas and parking structures
- Personal service businesses
- Private clubs and organizations
- Public and quasi-public buildings
- Radio and television studios
- Restaurant - licensed
- Restaurant – food service only
- Retail food stores
- Retail stores
- Signs – Class 1
- Signs – Class 2
- Take-out food services
- Utilities

(b) The following uses shall be Discretionary Uses on Site 2:

- Accessory food services
- Amusement arcades
- Automotive sales and rentals

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SCHEDULE B

CONTINUED

Automotive services
Automotive specialties
Billiard parlours
Bottle return depots
Drinking establishments
Entertainment establishments
Essential public services
Financial institutions
Gaming establishments – bingo
Grocery stores
Hotels and motels
Liquor stores
Medical clinics
Offices
Outdoor cafes
Parking areas and parking structures
Personal service businesses
Private clubs and organizations
Public and quasi-public buildings
Radio and television studios
Restaurant - licensed
Restaurant – food service only
Retail food stores
Retail stores
Signs – Class 1
Signs – Class 2
Take-out food services
Utilities

(c) The following uses shall be Discretionary Uses on Site 3:

Accessory food services
Amusement arcades
Automotive sales and rentals
Automotive services
Automotive specialties
Billiard parlours
Bottle return depots
Drinking establishments

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SCHEDULE B

CONTINUED

Entertainment establishments
Essential public services
Financial institutions
Gaming establishments – bingo
Grocery stores
Hotels and motels
Liquor stores
Medical clinics
Offices
Outdoor cafes
Parking areas and parking structures
Personal service businesses
Private clubs and organizations
Public and quasi-public buildings
Radio and television studios
Restaurant- licensed
Restaurant – food service only
Retail food stores
Retail stores
Signs – Class 1
Signs – Class 2
Take-out food services
Utilities

- (d) The following uses shall be Discretionary Uses on Site 4:

Accessory food services
Amusement arcades
Automotive services
Automotive specialties
Billiard parlours
Bottle return depots
Drinking establishments
Entertainment establishments
Essential public services
Financial institutions
Gaming establishments – bingo
Grocery stores
Hotels and motels

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SCHEDULE B

CONTINUED

Liquor stores
Medical clinics
Offices
Outdoor cafes
Parking areas and parking structures
Personal service businesses
Private clubs and organizations
Public and quasi-public buildings
Radio and television studios
Restaurant - licensed
Restaurant – food service only
Retail food stores
Retail stores
Signs – Class 1
Signs – Class 2
Take-out food services
Utilities

- (e) For the purposes of this Bylaw, the following uses shall be Permitted Uses only within the existing buildings on Sites 1,2,3 and 4.

Accessory food services
Ancillary Child Care
Athletic and Recreational Facilities
Automotive services
Entertainment establishments
Essential public services
Financial institutions
Liquor stores
Medical clinics
Offices
Parking areas and parking structures
Personal service businesses
Restaurant – food service only
Retail food stores
Retail stores
Signs – Class 1
Take-out food services
Utilities

Amendment LOC2005-0112 Bylaw 27Z2006

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-5/.5 Shopping Centre Commercial District shall apply to the Permitted Uses and the Discretionary Use Rules of the C-5/.5 Shopping Centre Commercial District shall apply to Discretionary Uses unless otherwise noted below:

(a) Allocation of Floor Areas Between Sites

Prior to or concurrent with the registration of a redivision plan for any condominium unit with Sites 1 to 4, the restrictive covenant currently registered against the unit titles which allocates maximum floor area densities among the units, shall be further amended, in a form satisfactory to the City Solicitor, to reflect a re-allocation of maximum floor area densities among the units created on registration of the redivision plan. The restrictive covenant as amended may only be discharged or further amended with consent of the City Solicitor.

(b) Automotive Sales and Rentals Site Area

A maximum site area of 6 hectares for all automotive sales and rental developments combined on Sites 1 to 4.

(c) Building Height

A maximum of 28 metres excepting architectural features.

(d) Building Setbacks

All buildings shall be set back from any property line a minimum depth of 6 metres except for any buildings abutting Deerfoot Trail, where the minimum building setback shall be a depth equal to the height of the building or 6 metres, whichever is greater.

(e) Concept Plan

Prior to or concurrent with any development permit application for any building on any Site, a concept plan shall be provided, such concept plan to

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SCHEDULE B

CONTINUED

illustrate the provision, co-ordination and interpretation of the following, to the satisfaction of the Approving Authority:

- (i) Building design, siting, and materials;
 - (ii) Site design, pedestrian circulation, parking areas, landscaping, storage areas, signage; and
 - (iii) Any other matters considered necessary by the Approving Authority.
- (f) Environmental Contamination

The applicant is solely responsible for obtaining any approvals required from Alberta Environmental Protection.

- (g) Maximum Gross Floor Area of All Buildings on Sites 1 to 4 inclusive
- (i) A maximum gross floor area of 176,516 square metres (1,900,000 square feet), allocated as follows:
 - (A) Office – A maximum of 27,870 square metres (300,000 square feet); and
 - (B) All other listed uses – A maximum of 148,645 square metres (1,600,000) square feet);
 - (ii) Notwithstanding 2(g)(i)(B) and subject to 2(a), the maximum gross floor area for Site 2 and 3 may be increased by deleting 2 square metres of gross floor area in 2(g)(i)(A) for each additional 1 square metre of gross floor area in 2(g)(i)(B);
 - (iii) In addition to 2(g)(i) and (ii), hotels and motels may be developed to a combined maximum total of 250 guest rooms; and
 - (iv) Parking structures, and mechanical and service spaces within buildings on Site 2 are excluded from maximum gross floor area calculations.

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SCHEDULE B

CONTINUED

(h) Offices

Offices shall not be the principal use of any building on Sites 1 to 4.

(i) Parking Regulations

(i) Sites 1, 3 and 4

The requirements of Section 18 of Bylaw 2P80 shall apply to Sites 1,3 and 4 except that required parking for uses other than offices, medical clinics and hotels shall be 5 parking stalls per 93 square metres of net floor area.

(ii) Site 2

(A) Parking for retail and other commercial uses shall be 4.5 parking stalls per 100 square metres of gross floor area; and

(B) Parking for office uses shall be 1.0 parking stalls per 100 square metres of gross floor area.

Site 5

1. Land Use

(a) The following uses shall be Discretionary Uses:

Accessory food services
Automotive sales and rentals
Automotive services
Automotive specialties
Drinking establishments
Essential public services
Financial institutions
Hotels and motels
Mechanical reproduction and printing establishments
Medical clinics
Motion picture production facilities
Movement and storage of materials, goods or products

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SCHEDULE B

CONTINUED

- Offices
- Outdoor cafes
- Personal service businesses
- Public and quasi-public buildings
- Restaurant – licensed
- Restaurant – food service only
- Retail food stores
- Retail stores
- Signs – Class 1
- Signs – Class 2
- Take-out food services
- Utilities

- (b) The following uses shall be Permitted Uses only within existing buildings:

- Accessory food services
- Automotive sales and rentals
- Automotive services
- Automotive specialties
- Essential public services
- Mechanical reproduction and printing establishments
- Motion picture production facilities
- Movement or storage of materials, goods or products
- Offices
- Signs – Class 1
- Signs – Class 2
- Utilities

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 I-2 General Light Industrial District shall apply to the Permitted Uses and the Discretionary Use Rules of the I-2 General Light Industrial District shall apply to Discretionary Uses unless otherwise noted below:

- (a) Building Height

A maximum of 12 metres except a maximum of 14 metres for offices.

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SCHEDULE B

CONTINUED

(b) Building Setbacks

All buildings shall be set back from any property line a minimum depth of 6 metres except for any buildings abutting Deerfoot Trail, where the minimum building setback shall be a depth equal to the height of the building or 6 metres, whichever is the greater.

(c) Concept Plan

Prior to or concurrent with any development permit application for any building, a site concept plan shall be provided, such concept plan to illustrate the provision, co-ordination and interpretation of the following, to the satisfaction of the Approving Authority:

- (i) Building design, siting, and materials;
- (ii) Site design, pedestrian circulation, parking areas, landscaping, storage areas, signage; and
- (iii) Any other matters considered necessary by the Approving Authority.

(d) Environmental Contamination

The applicant is solely responsible for obtaining any approvals required from Alberta Environmental Protection.

(e) Drinking Establishments, Restaurant-Food Service Only and Restaurant - licensed Net Floor Area

Notwithstanding Section 45(5)(e)(i)(A) of Bylaw 2P80, a maximum net floor area of 300 square metres for drinking establishments, restaurant-food service only and restaurant - licensed.

Site 6

1. Land Use

- (a) The following uses shall be Discretionary Uses:

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SCHEDULE B

CONTINUED

Accessory food services
Automotive services (with or without ancillary grocery store)
Automotive specialties
Cleaning, servicing, testing or repairing
Drinking establishments
Essential public services
Manufacturing, fabricating, processing, assembly, disassembly, or production or packaging of material, good or products
Mechanical reproduction and printing establishments
Movement or storage of materials, goods or products
Motion picture production facilities
Offices
Outdoor cafes
Private clubs and organizations
Public and quasi-public buildings
Radio and television studios
Recreational and commercial vehicle repair, service, sales and rental
Restaurants – licensed
Restaurants – food service only
Signs – Class 1
Signs – Class 2
Take-out food services
Utilities
Warehouse stores

- (b) The following uses shall be Permitted Uses only within existing buildings:

Accessory food services
Automotive services (with or without ancillary grocery store)
Automotive specialties
Cleaning, servicing, testing or repairing
Essential public services
Manufacturing, fabricating, processing, assembly, disassembly, production or packaging of material, good or products
Mechanical reproduction and printing establishments
Motion picture production facilities
Movement or storage of materials, goods or products
Offices
Radio and television studios

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SCHEDULE B

CONTINUED

Recreational and commercial vehicle repair, service, sales and rental
Signs – Class 1
Signs – Class 2
Utilities

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 I-2 General Light Industrial District shall apply to the Permitted Uses and the Discretionary Use Rules of the I-2 General Light Industrial District shall apply to Discretionary Uses unless otherwise noted below:

(a) Building Height

A maximum of 12 metres except a maximum of 14 metres for offices.

(b) Building Setbacks

All buildings shall be set back from any property line a minimum depth of 6 metres.

(c) Concept Plan

Prior to or concurrent with any development permit application for any building, a site concept plan shall be provided, such concept plan to illustrate the provision, co-ordination and interpretation of the following, to the satisfaction of the Approving Authority:

(i) Building design, siting, and materials;

(ii) Site design, pedestrian circulation, parking areas, landscaping, storage areas, signage; and

(iii) Any other matters considered necessary by the Approving Authority.

(d) Environmental Contamination

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SCHEDULE B

CONTINUED

The applicant is solely responsible for obtaining any approvals required from Alberta Environmental Protection.

- (e) Drinking Establishments, Restaurant-Food Service Only and Restaurant - licensed Net Floor Area

Notwithstanding Section 45(5)(e)(i)(A) of Bylaw 2P80, a maximum net floor area of 300 square metres for drinking establishments, restaurant-food service only and restaurant - licensed. No more than two restaurants shall be developed.

Site 7

- 1. Land Use

Utilities and natural areas, excluding parks and playgrounds, shall be Discretionary Uses on Site 7.

- 2. Development Guidelines

The General Rules for Special Districts contained in Section 48 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the UR Urban Reserve District shall apply unless otherwise noted below:

- (a) Environmental Contamination

The applicant is solely responsible for obtaining any approvals required from Alberta Environmental Protection.

BYLAW NO. 2722006

ADVERTISED IN The Calgary Herald ON 2006/03/30

7 BYLAW 2722006
EAST FAIRVIEW INDUSTRIAL

To redesignate the land located at 9, 20, 25, 33, 40, 50, 50R Heritage Meadows Way SE; 7887, 7979, 8000, 8001, 8177, 8180, 8501 – 11 Street SE; 5, 10, 15, 22, 34, 45, 46 Heritage Meadows Road SE; 777 & 1315 Heritage Drive SE; 8300, 8320 – 6 Street SE (Plan 3729FW, Block A; Plan 0312994, Blocks 2,3,5,6,7,8,9,10,11,12,13,14,15; Plan 0412702, Blocks 1,2,3,4; Plan 0510212, Blocks 16,17,18,19,20; portions of the S1/2 of Section 26-23-1-5; portions of Section 23-23-1-5) from DC Direct Control District to DC Direct Control District to accommodate changes to floor area, parking calculations, building height, parking structures, uses and integration of sites.

TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/27Z2006

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APPROVED AS TO CONTENT



HEAD - ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM



CITY SOLICITOR

BUDGET PROGRAM NO.
(if applicable)

DATE OF COUNCIL INSTRUCTION
(if applicable)
