

**BYLAW NO. 102Z2007**

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE CITY  
OF CALGARY LAND USE BYLAW 2P80 AND THE LAND USE  
BYLAW 1P2007 (LAND USE AMENDMENT LOC2006-0099)**  
\*\*\*\*\*

**WHEREAS** it is desirable to amend The City of Calgary Land Use Bylaw Number 2P80 and the Land Use Bylaw 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 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. 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 "C" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "D" of this Bylaw, including any Land Use Designation, or specific Land Uses and Development Guidelines contained in the said Schedule "D".
3. Paragraph 1 of this Bylaw comes into force on the date it is passed, and paragraph 2 of this Bylaw comes into force on June 1, 2008.

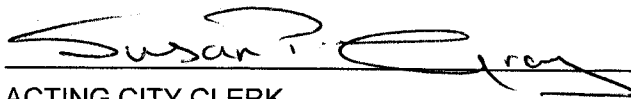
READ A FIRST TIME THIS 10<sup>th</sup> DAY OF SEPTEMBER, 2007.

READ A SECOND TIME, AS AMENDED, THIS 10<sup>th</sup> DAY OF SEPTEMBER, 2007.

READ A THIRD TIME, AS AMENDED, THIS 10<sup>th</sup> DAY OF SEPTEMBER, 2007.



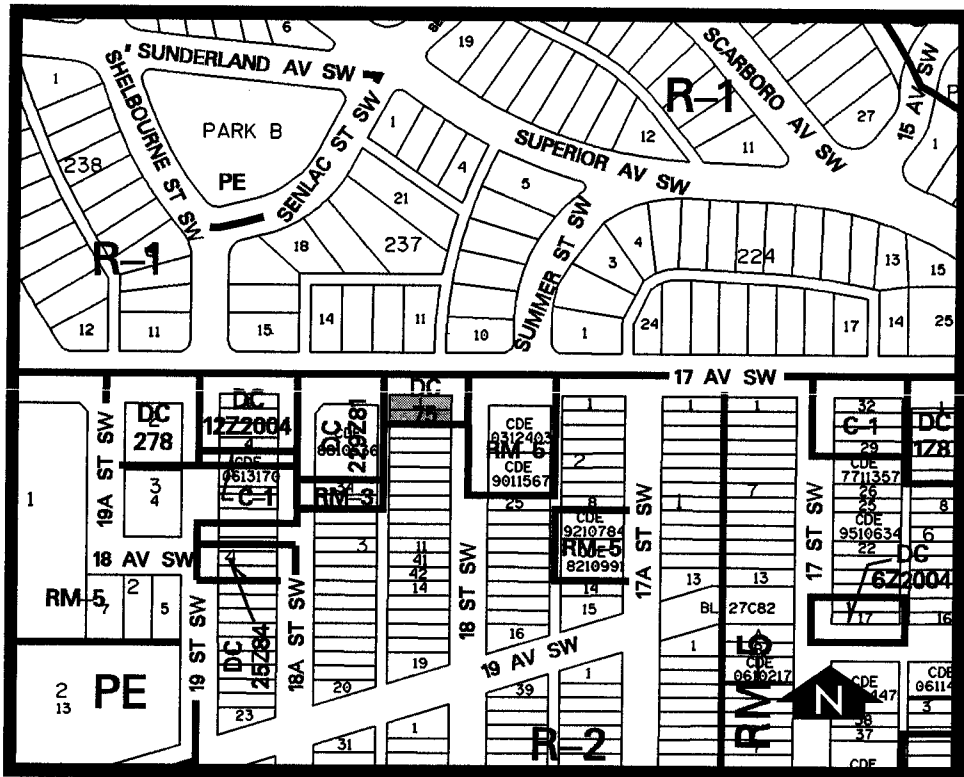
\_\_\_\_\_  
MAYOR  
SIGNED THIS 21<sup>st</sup> DAY OF SEPTEMBER, 2007



\_\_\_\_\_  
ACTING CITY CLERK  
SIGNED THIS 21<sup>st</sup> DAY OF SEPTEMBER, 2007

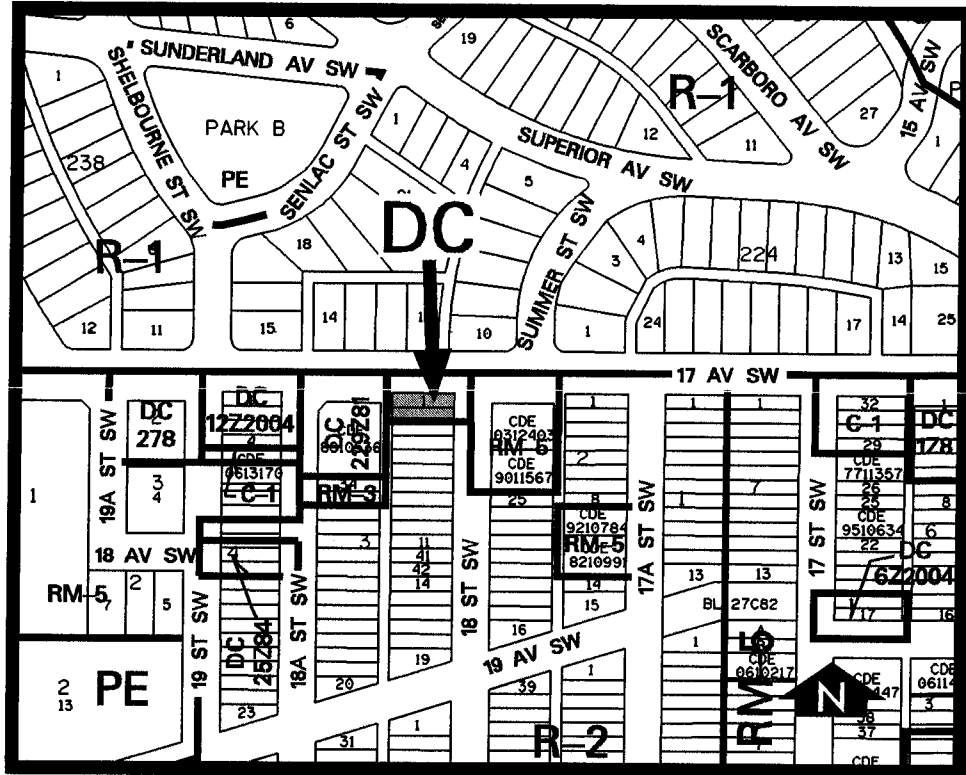
# Amendment LOC2006-0099 Bylaw 102Z2007

## SCHEDULE A



# Amendment LOC2006-0099 Bylaw 102Z2007

## SCHEDULE B



### DC DIRECT CONTROL DISTRICT

#### 1. Land Use

The Permitted and Discretionary Uses of R-2 Low Density Residential District of Bylaw 2P80 shall be Permitted and Discretionary Uses respectively with the additional Discretionary Uses of office and live-work unit within the building existing as of the date of passage of this Bylaw.

For the purpose of this bylaw, "Live-work unit" means a type of dwelling unit used by the resident for work and living purposes which may include, but is not limited to, offices, personal service businesses, and selling of goods produced on-site, such as crafts or other similar small-scale items.

# Amendment LOC2006-0099 Bylaw 102Z2007

## SCHEDULE B

### CONTINUED

#### Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 shall apply to all Uses and the Permitted Use Rules of R-2 Low Density Residential District shall apply to Permitted Uses and Discretionary Use Rules of the R-2 Low Density Residential District shall apply to Discretionary Uses, unless otherwise noted below:

(a) Live-work Unit

- (i) A minimum of one live-work unit in the existing building;
- (ii) Live-work unit uses shall be limited to those uses that do not create a nuisance by way of nuisance by electronic interference; dust; noise; odor; smoke; bright light or anything of an offensive or objectionable nature which is detectable to normal sensory perception outside the live-work unit;
- (iii) The working area shall not exceed 50 percent of the total floor area of the live-work unit;
- (iv) A maximum of two non-resident employees or business partners may work on site; and
- (v) There shall be no outside storage of material, goods, or equipment on or immediately adjacent to the site.

(b) Office Floor Area

A maximum gross floor area of 160 square meters for all office uses within the existing building.

(c) Dwelling Units

Dwelling units that do not include live-work unit uses must not be located beneath any office or live-work unit uses.

# **Amendment LOC2006-0099 Bylaw 102Z2007**

## **SCHEDULE B**

### **CONTINUED**

**(d) Vehicular Access**

No direct vehicular access shall be provided to or from 17 Avenue SW

**(e) Parking**

(i) Four parking stalls shall be provided on site; and

(ii) All vehicular access to parking on site shall be from the lane only.

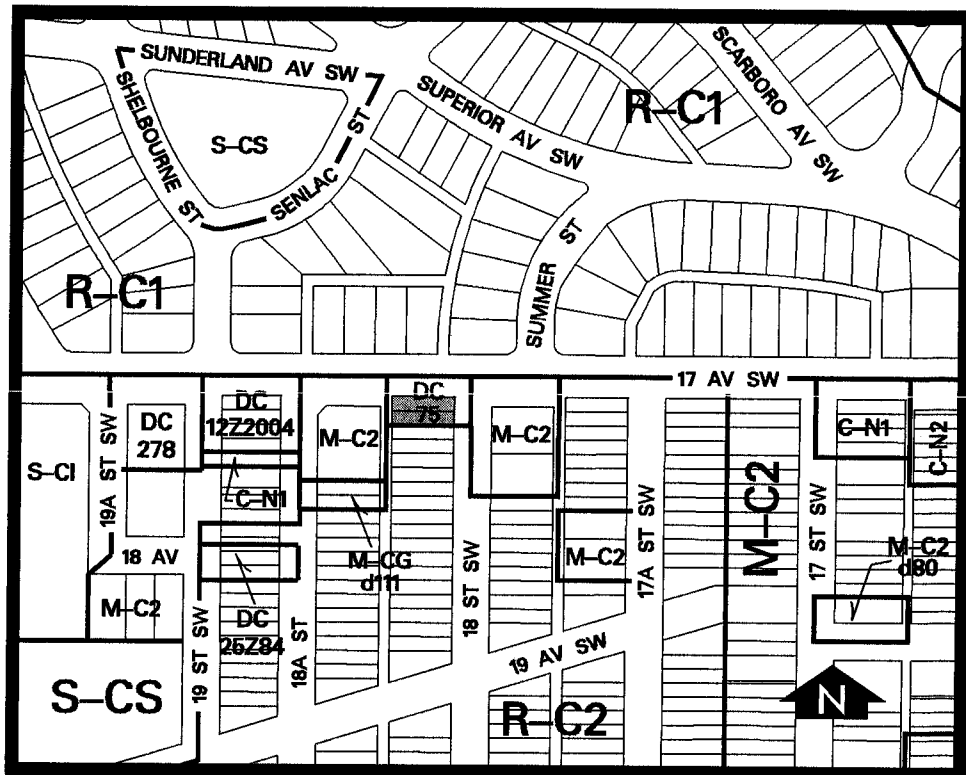
**(f) Signage**

(i) Unless otherwise allowed by the Approving Authority, one window identification sign or freestanding yard sign for each business may be allowed on site as set out in Section 60(1) of the Bylaw 2P80.

(ii) Signage must be compatible with existing structure, to the satisfaction of the Approving Authority.

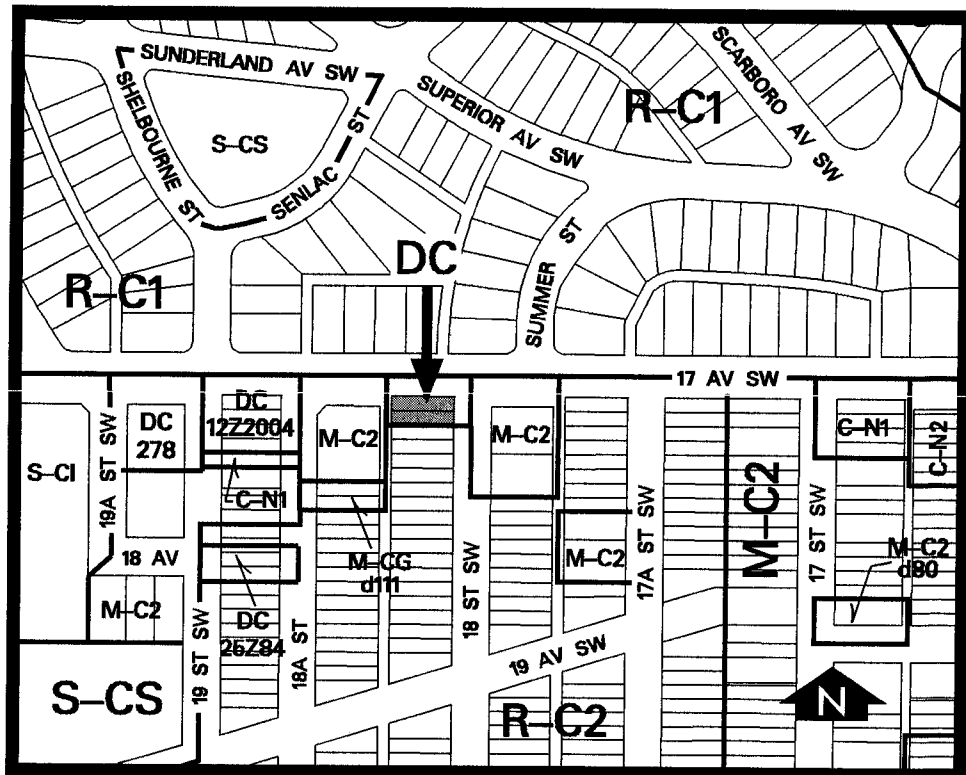
# Amendment LOC2006-0099 Bylaw 102Z2007

## SCHEDULE C



# Amendment LOC2006-0099 Bylaw 102Z2007

## SCHEDULE D



### DC DIRECT CONTROL DISTRICT

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For the purpose of this bylaw, "Live-work unit" means a type of dwelling unit used by the resident for work and living purposes which may include, but is not limited to, offices, personal service businesses, and selling of goods produced on-site, such as crafts or other similar small-scale items.

# Amendment LOC2006-0099 Bylaw 102Z2007

## SCHEDULE D

CONTINUED

### Development Guidelines

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(b) Live-work Unit

- (vi) A minimum of one live-work unit in the existing building;
- (vii) Live-work unit uses shall be limited to those uses that do not create a nuisance by way of nuisance by electronic interference; dust; noise; odor; smoke; bright light or anything of an offensive or objectionable nature which is detectable to normal sensory perception outside the live-work unit;
- (viii) The working area shall not exceed 50 percent of the total floor area of the live-work unit;
- (ix) A maximum of two non-resident employees or business partners may work on site; and
- (x) There shall be no outside storage of material, goods, or equipment on or immediately adjacent to the site.

(b) Office Floor Area

A maximum gross floor area of 160 square meters for all office uses within the existing building.

(c) Dwelling Units

Dwelling units that do not include live-work unit uses must not be located beneath any office or live-work unit uses.



# Amendment LOC2006-0099 Bylaw 102Z2007

## SCHEDULE D

CONTINUED

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No direct vehicular access shall be provided to or from 17 Avenue SW

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(ii) Signage must be compatible with existing structure, to the satisfaction of the Approving Authority.

# **BYLAW NUMBER: 102Z2007**

**ADVERTISED IN THE Calgary Herald on Thursday August 16<sup>th</sup>, 2007**

**18 BANKVIEW  
BYLAW 102Z2007**

To redesignate the land located at 1909 – 17 Avenue SW (Plan 3076AB, Block 3, Lots 1 and 2) from DC Direct Control District to DC Direct Control District to accommodate residential and commercial. (Bylaw 2P80)

To redesignate the land located at 1909 – 17 Avenue SW (Plan 3076AB, Block 3, Lots 1 and 2) from DC Direct Control District to DC Direct Control District to accommodate residential and commercial. (Bylaw 1P2007)

# **BYLAW NO. 102Z2007**

**ADVERTISED IN: Calgary Sun on Thursday August 23, 2007**

**18 BANKVIEW  
BYLAW 102Z2007**

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TO: CITY CLERK  
FROM: DEVELOPMENT AND BUILDING APPROVALS  
RE: LUB/102Z2007

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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)

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