

BYLAW NO. 57Z2007

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment LOC2006-0122)**

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 11TH DAY OF JUNE, 2007.

READ A SECOND TIME THIS 11TH DAY OF JUNE, 2007.

READ A THIRD TIME THIS 11TH DAY OF JUNE, 2007.



MAYOR

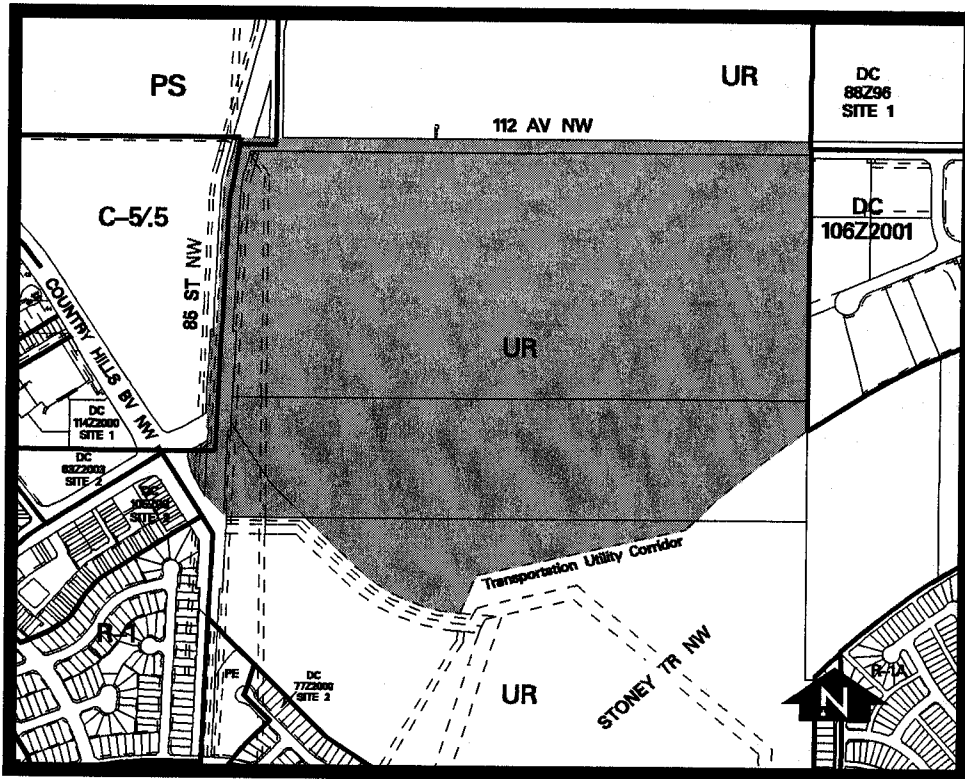
DATED THIS 11TH DAY OF JUNE, 2007



ACTING CITY CLERK

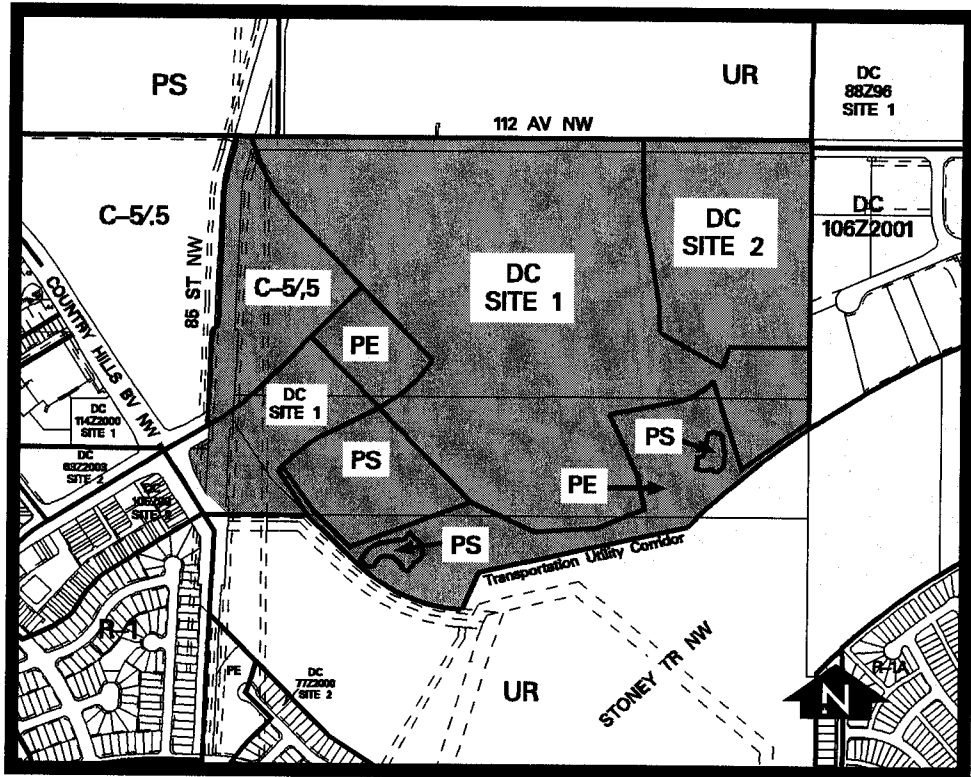
Amendment LOC2006-0122 Bylaw 57Z2007

SCHEDULE A



Amendment LOC2006-0122 Bylaw 57Z2007

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Site 1 (25.65 hectares ±/63.40 acres ±)

1. Land Use

Permitted Uses

Utilities

Essential public services

Parks and playgrounds

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SCHEDULE B

CONTINUED

The following uses are Permitted Uses if they are located within existing approved buildings.

- Accessory food services
- Accessory uses
- Athletic and recreational facilities
- Counselling service
- Mechanical reproduction and printing establishments
- Motion picture production facilities
- Parking areas and structures
- Power generation facility, small-scale
- Radio and television studios
- Signs - Class 1
- Signs - Class 2 - freestanding identification only

Discretionary Uses

In addition to the following uses, the Permitted Uses are Discretionary Uses if they are located in new buildings or new additions to existing buildings.

- Child care facilities
- Commercial schools
- Financial institutions
- Hotels
- Laboratories
- Manufacturing, fabricating, processing, assembly, disassembly, production or packaging of materials, goods or products
- Medical clinics
- Offices
- Outdoor cafe
- Personal service business
- Power generation facility, mid-scale
- Restaurants-food service only
- Signs - Class 2 - except for freestanding identification
- Take-out food services
- Utility buildings
- Universities and colleges

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SCHEDULE B

CONTINUED

For the purpose of this Bylaw, "Counseling service" means a use where people receive treatment, advice or guidance for emotional, psychological or life management issues.

2. Development Guidelines

The General Rules for Industrial Districts contained in Section 43 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) Floor Area Ratio

The gross floor area for all uses shall be a maximum of 1.0 times the site area.

(b) Floor Area

(i) Restaurant-Food Service Only

A maximum net floor area of 75 square metres.

(ii) Athletic and Recreation Facility

A maximum net floor area of 465 square metres.

(iii) Outdoor Café

A maximum gross floor area of 25 square metres.

(c) Front Yard

(i) A minimum depth of 6 metres; and

(ii) All street frontages shall be considered to be front yards.

(d) Side Yard

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SCHEDULE B

CONTINUED

A minimum width of 1.2 metres for each side yard except:

- (i) A minimum width of 6 metres where a side yard is used to provide vehicular access to the rear of a property; and
- (ii) A minimum width of 6 metres where a side yard is adjacent to a parcel that is designated PE Public Park, School and Recreation District or PS Public Service District.

(e) Rear Yard

A minimum depth of 1.2 metres except a minimum depth of 6 metres where a rear yard is adjacent to a parcel that is designated PE Public Park, School and Recreation District or PS Public Service District.

(f) Building Height

A maximum of 16 metres.

(g) Process and Function Location

- (i) All processes and functions associated with a use shall be completely contained within a building, except for outdoor cafes and outside display areas; and
- (ii) All materials, supplies and products, except for outside display areas, must be contained within a building.

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SCHEDULE B

CONTINUED

(h) Parking and Loading

In addition to the provisions of Section 18 of Bylaw 2P80:

- (i) the storage and maintenance of commercial vehicles shall only take place within buildings or structures, or below grade, to the satisfaction of the Approving Authority;
- (ii) where a parking structure is provided, it shall be located or designed so as to minimize its visibility from public thoroughfares;
- (iii) counselling service shall have a minimum of 4 parking stalls per 100 square metres of net floor area;
- (iv) athletic and recreational facilities shall have a minimum of 5 parking stalls per 100 square metres of net floor area; and
- (v) medical clinic shall have a minimum of 6 parking stalls per 100 square metres of net floor area.

(i) Design Character and Appearance

- (i) All development shall be characterized by cohesive high quality architecture and public/private realm design; and
- (ii) All exterior finishes shall incorporate high quality and durable materials, designed to maintain the initial quality thereof throughout the life of the project.

(j) Sidewalks from Public Entrance

Every building on a parcel must have at least one sidewalk connecting the building's public entrance to a public sidewalk, or in the case where there is no public sidewalk, to the nearest street.

(k) Employee Amenity

All developments must have an outdoor area for use of employees that is a minimum of 10 square metres.

Site 2 (6.44 hectares ±/15.91 acres ±)

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SCHEDULE B

CONTINUED

1. Land Use

Permitted Uses:

Essential public services
Parks and playgrounds
Utilities

The following uses are Permitted Uses if they are located within existing approved buildings.

Accessory uses
Ancillary commercial uses
Automotive services
Automotive specialties
Cleaning, servicing, testing or repairing
Laboratories
Manufacturing, fabricating, processing, assembly, disassembly,
production or packaging of materials, goods or products
Mechanical reproduction and printing establishments
Motion picture production facilities
Movement or storage of materials, goods or products
Offices
Parking areas and structures
Power generation facility, small-scale
Radio and television studios
Signs - Class 1
Signs - Class 2 - freestanding identification only

Discretionary Uses:

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SCHEDULE B

CONTINUED

In addition to the following uses, the Permitted Uses are Discretionary Uses if they are located in new buildings or new additions to existing buildings.

Child care facilities
Commercial schools
Custodial quarters
Power generation facility, mid-scale
Signs - Class 2 - except for freestanding identification
Utility buildings

2. Development Guidelines

The General Rules for Industrial Districts contained in Section 43 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) Ancillary Commercial Uses

- (i) Ancillary commercial uses may occupy up to 38 square metres or 10 percent of the net floor area of the principal use, whichever is greater, to a maximum of 280 square metres; and
- (ii) All ancillary commercial uses shall be restricted to the first storey only.

(b) Floor Area Ratio

The gross floor area for all uses shall be a maximum of 1.0 times the site area.

(c) Front Yard

- (i) A minimum depth of 6 metres; and
- (ii) All street frontages shall be considered to be front yards.

(d) Side Yard

A minimum width of 1.2 metres for each side yard except:

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SCHEDULE B

CONTINUED

- (i) a minimum width of 6 metres where a side yard is used to provide vehicular access to the rear of a property; and
 - (ii) A minimum width of 6 metres where a side yard is adjacent to a parcel that is designated PE Public Park, School and Recreation District or PS Public Service District.
- (e) Rear Yard
- A minimum depth of 1.2 metres except a minimum depth of 6 metres where a rear yard is adjacent to a parcel that is designated PE Public Park, School and Recreation District or PS Public Service District.
- (f) Building Height
- A maximum of 16 metres.
- (g) Parking and Loading
- In addition to the provisions of Section 18 of Bylaw 2P80 where a parking structure is provided, it shall be located or designed so as to minimize its visibility from public thoroughfares.
- (h) Sidewalks from Public Entrance
- Every building on a parcel must have at least one sidewalk connecting the building's public entrance to a public sidewalk, or in the case where there is no public sidewalk, to the nearest street.
- (i) Employee Amenity
- All developments must have an outdoor area for use of employees that is a minimum of 10 square metres.

BYLAW NO. 57Z2007

ADVERTISED IN Calgary Herald on Thursday May 17, 2007

14 BYLAW 57Z2007
RESIDUAL SUB AREA 2A/2E

To redesignate the land located at 10630, 10710, 10712, 10815 and 11000 85th St. N.W., 8756 Country Hills Blvd. N.W. and the closed road (Plan 9011275, Block D; Plan 0612338, Block A, Lot 1; Plan 731312, Block A; Plan 0211153, Block 2, Lot 1; Plan 261LK, Block 1; Plan 0312822, Block 7, Lot 1; Plan 0712052, Area A and B) from UR Urban Reserve District and Undesignated Road Right-of-Way to C-5.5 Shopping Centre Commercial District, PS Public Service District, PE Public Park, School and Recreation District and DC Direct Control District to accommodate Employment, Business Park, Tri-
Services, and Commercial and Open Space uses.

BYLAW NO. 57Z2007

ADVERTISED IN Calgary Sun on Thursday May 24, 2007

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**BYLAW 57Z2007
RESIDUAL, SUB AREA 2A/2E**

To redesignate the land located at 10630, 10710, 10712, 10815 and 11000 85th St. N.W., 8756 Country Hills Blvd. N.W. and the closed road (Plan 9011275, Block D; Plan 0612338, Block A, Lot 1; Plan 731312, Block A; Plan 0211153, Block 2, Lot 1; Plan 261LK, Block 1; Plan 0312822, Block 7, Lot 1; Plan 0712052, Area A and B) from UR Urban Reserve District and Undesignated Road Right-of-Way to C-5/5 Shopping Centre Commercial District, PS Public Service District, PE Public Park, School and Recreation District and DC Direct Control District to accommodate Employment, Business Park, Tri-Services, and Commercial and Open Space uses.

TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/57Z2007


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APPROVED AS TO CONTENT



HEAD - ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM

 May 16/07

CITY SOLICITOR

BUDGET PROGRAM NO.
(if applicable)

DATE OF COUNCIL INSTRUCTION
(if applicable)
