

**BYLAW NO. 99Z2005**

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND  
THE CITY OF CALGARY LAND USE BYLAW 2P80  
(Land Use Amendment # LOC2005-0075)**

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**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;

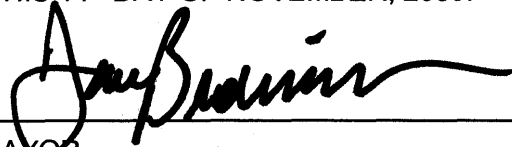
**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

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 14<sup>th</sup> DAY OF NOVEMBER, 2005.

READ A SECOND TIME, AS AMENDED, THIS 14<sup>th</sup> DAY OF NOVEMBER, 2005.

READ A THIRD TIME, AS AMENDED, THIS 14<sup>th</sup> DAY OF NOVEMBER, 2005.

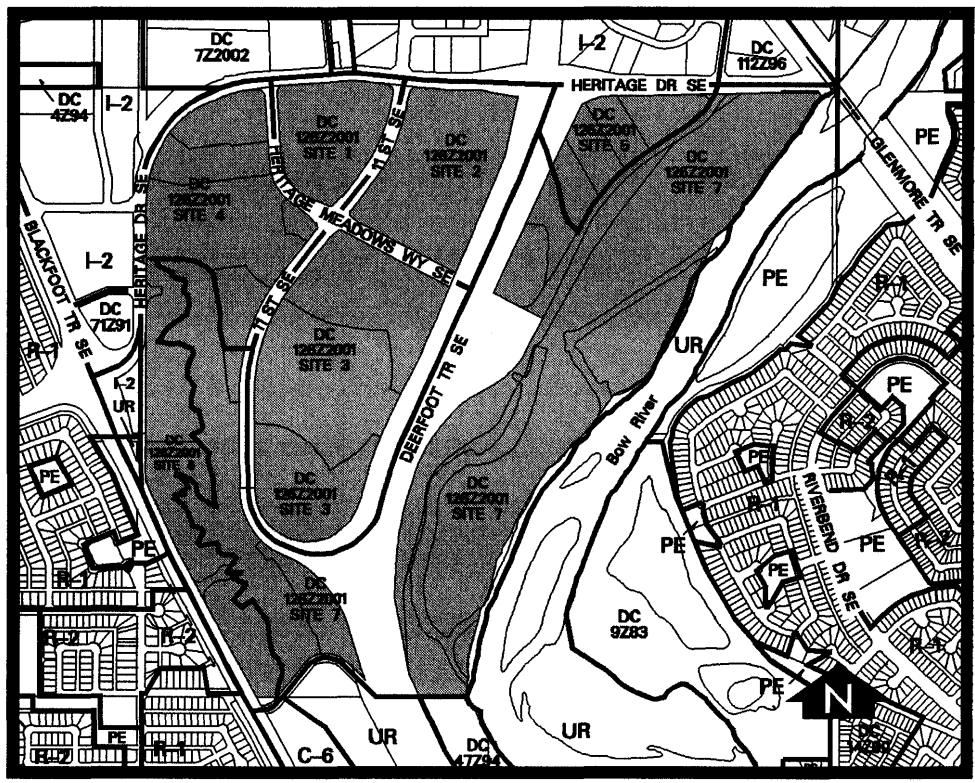
  
\_\_\_\_\_  
MAYOR

DATED THIS 24<sup>th</sup> DAY OF NOVEMBER, 2005.

  
\_\_\_\_\_  
ACTING CITY CLERK

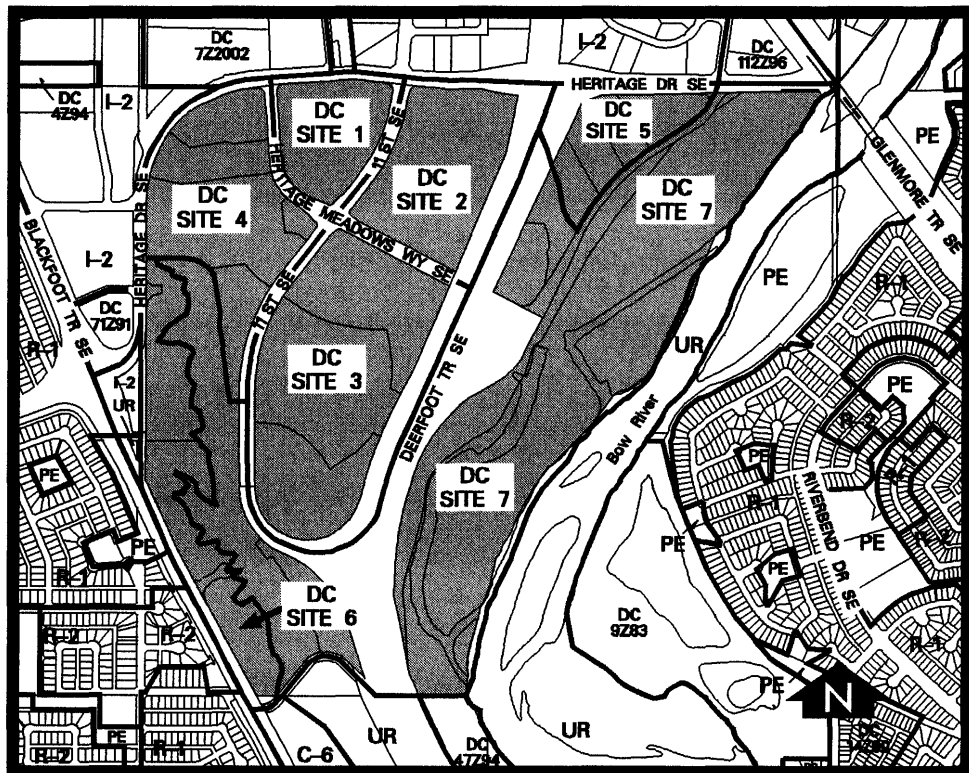
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**SCHEDULE A**



# Amendment # LOC2005-0075 Bylaw # 99Z2005

## SCHEDULE B



### DC DIRECT CONTROL DISTRICT

#### Site 1, Site 2, Site 3 and Site 4

##### 1. Land Use

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

Accessory food services  
Amusement arcades

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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  
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  
Automotive services  
Automotive specialties  
Billiard parlours  
Bottle return depots  
Drinking establishments  
Entertainment establishments

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**SCHEDULE B**

**CONTINUED**

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  
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

- (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  
Liquor stores  
Medical clinics  
Offices  
Outdoor cafes  
Parking areas and parking structures  
Personal service businesses

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## SCHEDULE B

### CONTINUED

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  
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

### 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:

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## **SCHEDULE B**

### **CONTINUED**

(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 combine on Sites 1 to 4.

(c) Building Height

(i) A maximum of 28 metres for offices, medical clinics and hotels.

(ii) A maximum of 15 metres for all other uses, except a maximum of 18 metres for feature areas such as entranceways and central core areas of buildings. Notwithstanding this, one building on Sites 1, 2, 3 or 4 may exceed 15 metres, to the satisfaction of the Approving Authority, where at-grade parking is provided under the building.

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

(i) Building design, siting, and materials;



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### SCHEDULE B

#### CONTINUED

(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 147,525 square metres (1,588,000 square feet), allocated as follows:

A. Office – A maximum of 27,870 square metres (300,000 square feet)

B. All other listed uses – A maximum of 119,655 square metres (1,288,000 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.

(h) Offices

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

(i) Parking Regulations

The requirements of Section 18 of Bylaw 2P80 shall apply 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.

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## SCHEDULE B

### CONTINUED

#### Site 5 and Site 6

1. Land Use

(a) The following uses shall be Discretionary Uses on Site 5:

- 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
- 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 Discretionary Uses on Site 6:

- Accessory food services
- Automotive services (with or without ancillary grocery store)
- Automotive specialties
- Cleaning, servicing, testing or repairing
- Drinking establishments
- Essential public services

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### SCHEDULE B

#### CONTINUED

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

- (c) For the purposes of this Bylaw, the following uses shall be Permitted Uses only within existing buildings on Sites 5 and 6 unless otherwise indicated:

Accessory food services  
Automotive sales and rentals (Site 5 only)  
Automotive services (Site 5 only)  
Automotive services (with or without ancillary grocery store) (Site 6 only)  
Automotive specialties  
Cleaning, servicing, testing or repairing (Site 6 only)  
Essential public services  
Manufacturing, fabricating, processing, assembly, disassembly, production or packaging of material, good or products (Site 6 only)  
Mechanical reproduction and printing establishments  
Motion picture production facilities  
Movement or storage of materials, goods or products  
Offices  
Radio and television studios (Site 6 only)  
Recreational and commercial vehicle repair, service, sales and rental (Site 6 only)

# **Amendment # LOC2005-0075 Bylaw # 99Z2005**

## **SCHEDULE B**

### **CONTINUED**

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 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**

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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 on Site 6.

### Site 7

- 1. Land Use

Utilities and natural areas, excluding parks and playgrounds, shall be the 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. 9922005


ADVERTISED IN Calgary Sun ON Oct. 27. 05

**BYLAW 9922005**  
**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, 8661 - 11 Street SE; 5, 10, 15, 22, 34, 45, 46, Heritage Meadows Road SE; 777 Heritage Drive SE, 8300, 8929 - 8 Street SE (Plan 3729FW, Block A; Plan 0312984, Blocks 2, 3, 5, 6, 7, 8, 9, 10, 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) from DC Direct Control District to DC Direct Control District to accommodate technical revisions to the existing bylaw and the Discretionary Use of hotels and motels on Site 4.

TO: CITY CLERK  
FROM: DEVELOPMENT AND BUILDING APPROVALS  
RE: LUB/99Z2005

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APPROVED AS TO CONTENT   
HEAD - ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM  Oct 4/05  
CITY SOLICITOR

BUDGET PROGRAM NO. \_\_\_\_\_  
(if applicable)

DATE OF COUNCIL INSTRUCTION \_\_\_\_\_  
(if applicable)