

BYLAW NO. 60Z2006

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment LOC2006-0051)**

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 17TH DAY OF JULY, 2006.

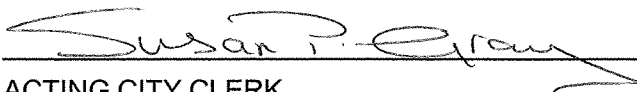
READ A SECOND TIME THIS 17TH DAY OF JULY, 2006.

READ A THIRD TIME THIS 17TH DAY OF JULY, 2006.



MAYOR

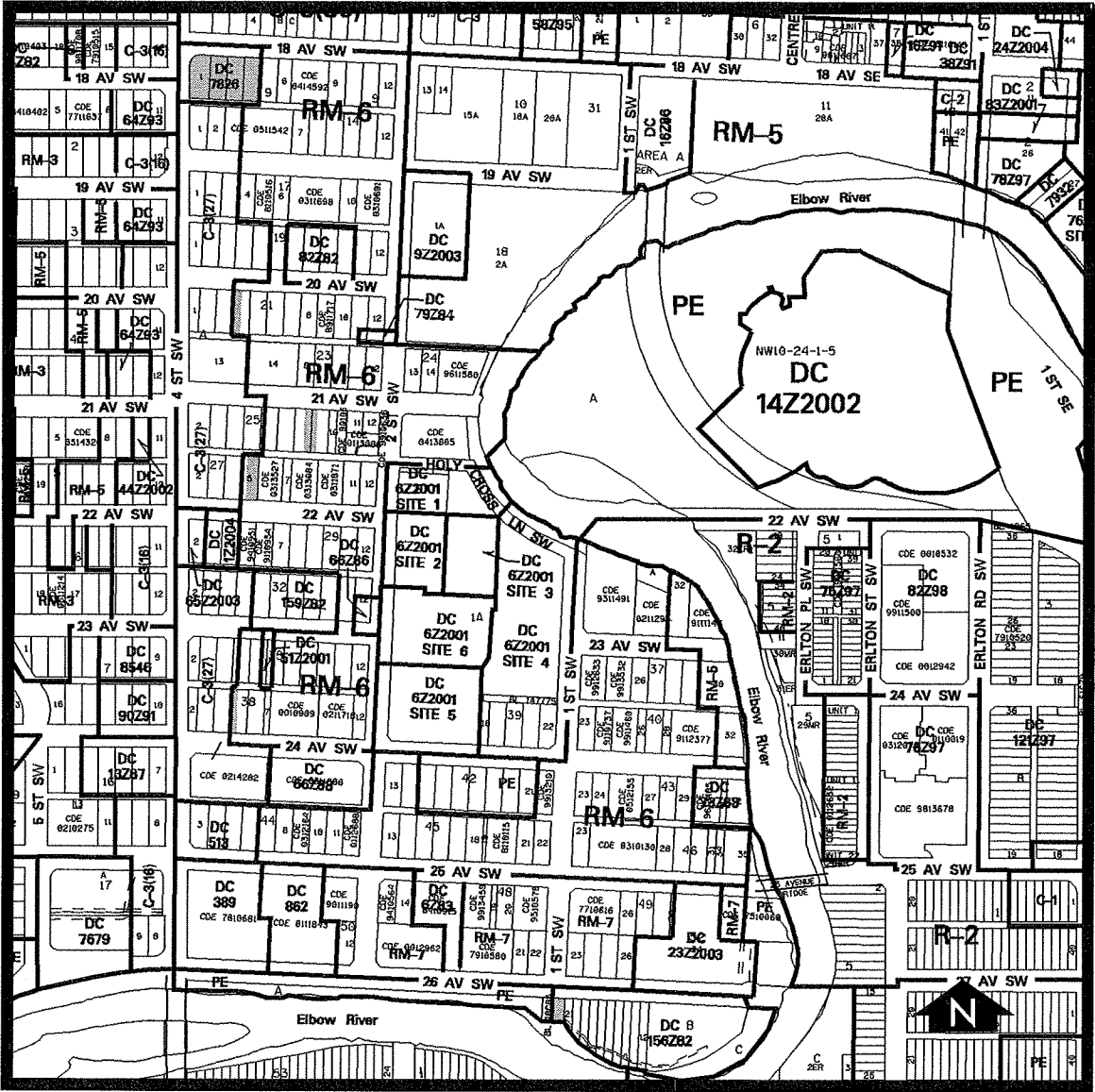
DATED THIS 17TH DAY OF JULY, 2006.



ACTING CITY CLERK

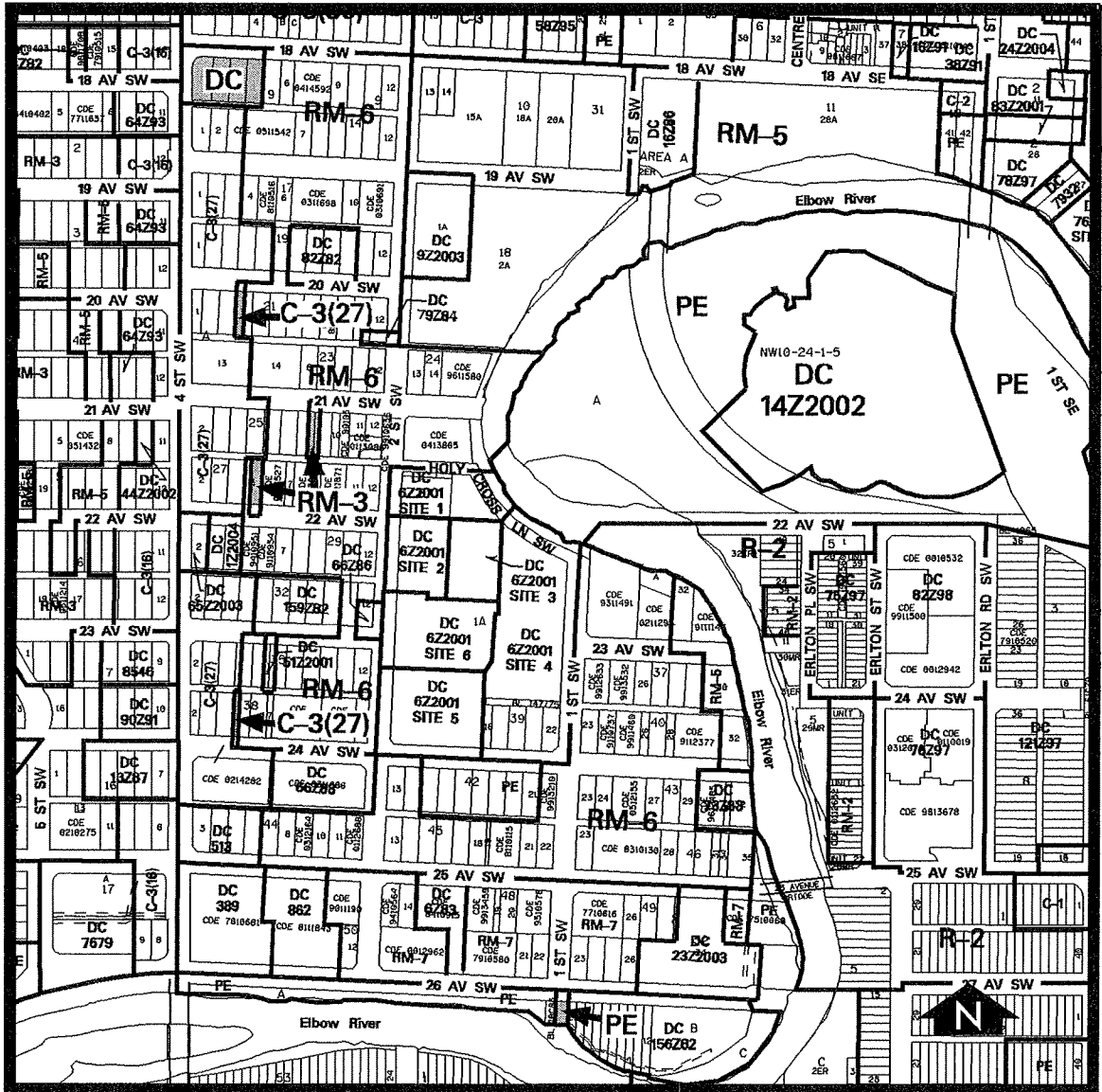
Amendment LOC2006-0051 Bylaw 60Z2006

SCHEDULE A



Amendment LOC2006-0051 Bylaw 60Z2006

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Amendment LOC2006-0051

Bylaw 60Z2006

SCHEDULE B

CONTINUED

1. Land Use

The Permitted and Discretionary Uses of the C-3(30) District shall be the Permitted and Discretionary Uses respectively.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 and the Permitted Use Rules of the C-3(30) General Commercial District shall apply to Permitted Uses and the Discretionary Use Rules of the C-3(30) General Commercial District shall apply to Discretionary Uses, unless otherwise noted below:

(a) Dwelling Units

- (i) No dwelling unit shall be located below any storey used for commercial purposes, except where approved prior to the passage of this Bylaw;
- (ii) Dwelling units shall have an entrance separate from the entrance to any commercial component of the building, except where approved prior to the passage of this Bylaw; and
- (iii) Section 37 (b)(iii), of Bylaw 2P80 shall not apply to this Bylaw.

(b) Gross Floor Area

A maximum floor area ratio of 3.5.

BYLAW NO. 6022006

ADVERTISED IN The Calgary Herald **ON** June 22, 2006

**MISSION AREA REDEVELOPMENT PLAN PROPOSED REDESIGNATIONS
BYLAWS 60Z2006, 61Z2006 & 63Z2006**

Legend			
F.A.R.	Floor Area Ratio	RM-3	Residential Medium Density Multi-Dwelling District
C-3(27)	General Commercial District (Maximum 27 metres in height)	RM-5	Residential Medium Density Multi-Dwelling District
C-3(30)	General Commercial District (Maximum 30 metres in height)	RM-6	Residential High Density Multi-Dwelling District
DC	Direct Control District	PE	Public Park, School and Recreation District

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BYLAW 6022006

Street	Municipal Address	Legal Description	Existing Designation	Proposed Designation
20 Avenue SW	Pt of 337	Plan B1,Block 21, Pt of Lot 4	RM-6	C-3(27)
22 Avenue SW	330	Plan B1,Block 27, Pt of Lot 5	RM-6	RM-3
23 Avenue SW	333	Plan B1,Block 35, Pt of Lots 4&5	RM-6	C-3(27)
24 Avenue SW	334	Plan B1,Block 38, Pt of Lot 5	RM-6	C-3(27)
26 Avenue SW	Pt of 143	Pt of Plan 2260AP	DC156Z82 for apartments	PE
2 Street SW	2205	Plan B1,Block 29,Pt of Lots 11&12	RM-6	RM-3
4 Street SW	1800	Plan B1, Block 9 Lots 1 to 4	DC for Medical Offices	DC for C-3(30) 3.5 F.A.R