

**BYLAW NO. 101Z2007**

**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 LOC2006-0141)**

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**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 therefore 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.

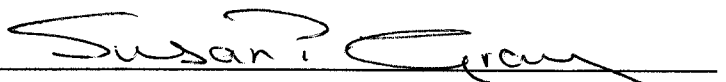
READ A FIRST TIME THIS 10<sup>th</sup> DAY OF SEPTEMBER, 2007.

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

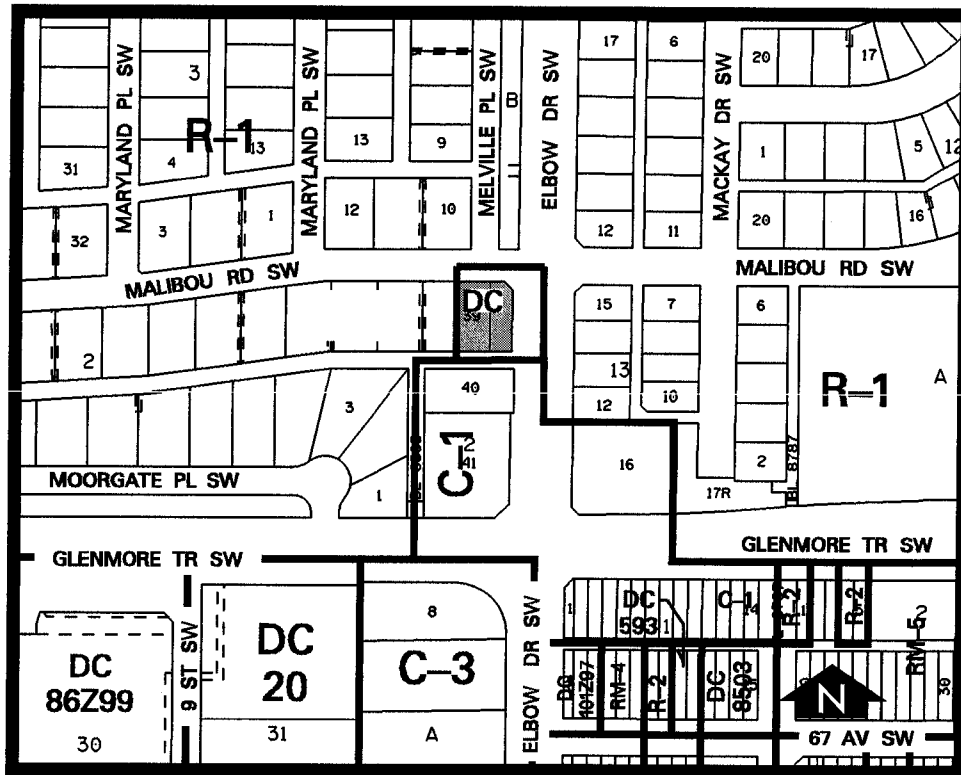


ACTING CITY CLERK  
SIGNED THIS 21<sup>st</sup> DAY OF SEPTEMBER, 2007



# Amendment LOC2006-0141 Bylaw 101Z2007

## SCHEDULE B



### DC DIRECT CONTROL DISTRICT

1. Land Use

a) Permitted Uses

Except for utilities, essential public services and parks and playgrounds the following uses shall be permitted only within existing buildings:  
Financial institutions

Offices  
Signs – Class 1  
Utilities  
Essential public services  
Parks and Playgrounds  
Dwelling Unit

# Amendment LOC2006-0141 Bylaw 101Z2007

## SCHEDULE B

CONTINUED

b) Discretionary Uses

In addition to the following uses, those uses that are Permitted in existing buildings, shall be Discretionary in proposed buildings:

Live-work units  
Signs – Class 2  
Utility building

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.

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-1 Local Commercial District shall apply to Permitted Uses and the Discretionary Use Rules of the C-1 Local Commercial District shall apply to Discretionary Uses unless otherwise noted below:

(a) Building Orientation

The public entrance to the building shall be oriented to Elbow Drive SW.

(b) Live-work Units

- (i) That portion of the live-work unit used for work purposes shall be restricted to the ground floor only and shall not exceed 50 percent of the gross floor area;
- (ii) A maximum of one non-resident employee may work within the live-work unit unless otherwise allowed by the Approving Authority; and
- (iii) Live-work units shall be limited to those uses which do not create a nuisance by way of 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.

(c) Side Yard

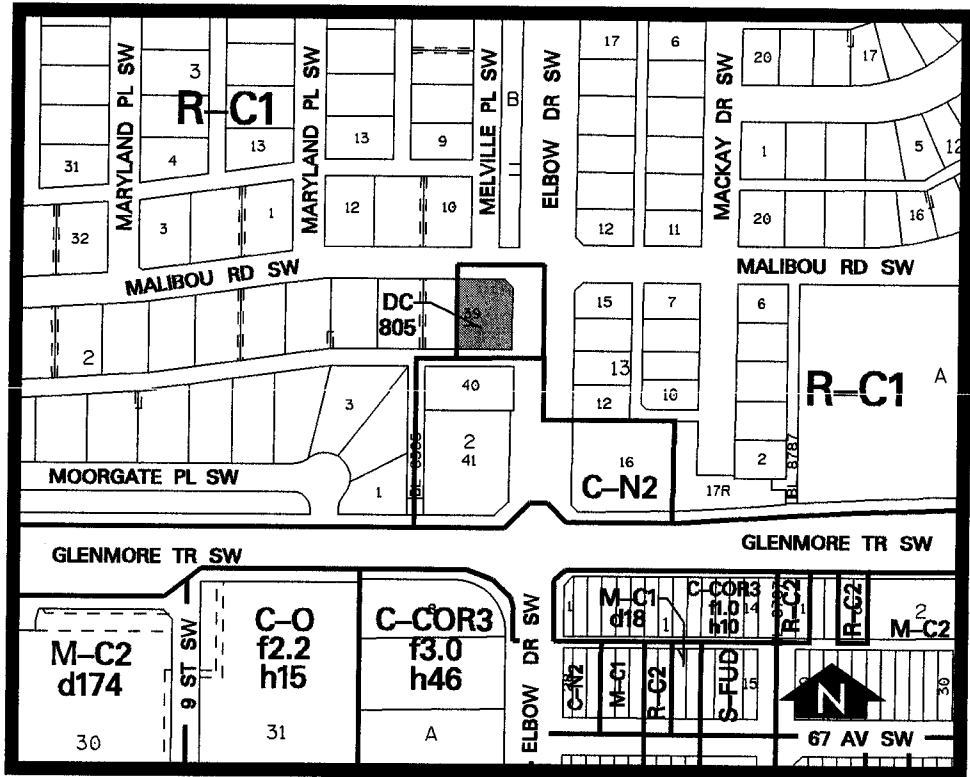
A minimum width of 3.0 metres where the side of a site abuts a residential district.

(d) Access

All vehicular access shall be from the rear lane.

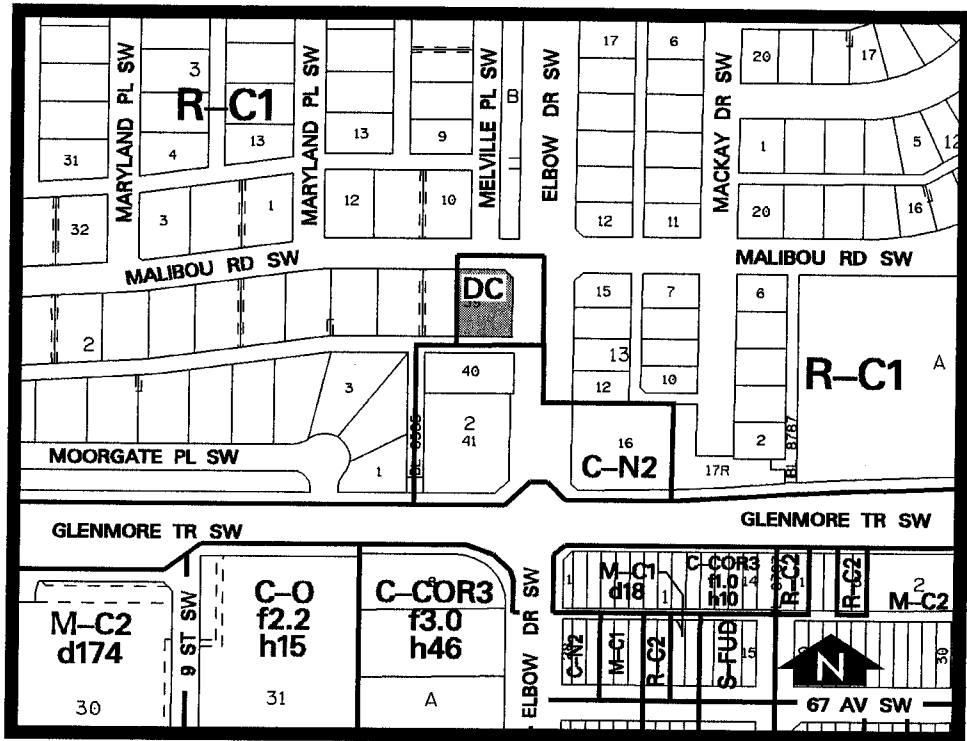
# Amendment LOC2006-0141 Bylaw 101Z2007

## SCHEDULE C



# Amendment LOC2006-0141 Bylaw 101Z2007

## SCHEDULE D



### DC DIRECT CONTROL DISTRICT

1. Land Use

a) Permitted Uses

Except for utilities, essential public services and parks and playgrounds the following uses shall be permitted only within existing buildings:  
Financial institutions

- Offices
- Signs – Class 1
- Utilities
- Essential public services
- Parks and Playgrounds
- Dwelling Unit

# Amendment LOC2006-0141 Bylaw 101Z2007

## SCHEDULE D

CONTINUED

b) Discretionary Uses

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Signs – Class 2  
Utility building

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(d) Access

All vehicular access shall be from the rear lane.

# **BYLAW NUMBER: 101Z2007**

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

**17 MAYFAIR  
BYLAW 101Z2007**

To redesignate the land located at 6503 Elbow Drive SW and 103 Malibu Road SW (Plan 8375HF, Block 2, Portion of Lot 39) from DC Direct Control District and R-1 Residential Single-Detached District to DC Direct Control District to accommodate office and commercial uses. (Bylaw 2P80)

To redesignate the land located at 6503 Elbow Drive SW and 103 Malibu Road SW (Plan 8375HF, Block 2, Portion of Lot 39) from DC Direct Control District and R-C1 Residential-Contextual One Dwelling District to DC Direct Control District to accommodate office and commercial uses. (Bylaw 1P2007)



# BYLAW NO. 101Z2007

ADVERTISED IN: Calgary Sun on Thursday August 23, 2007

**17** MAYFAIR  
BYLAW 101Z2007

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To redesignate the land located at 6503 Elbow Drive SW and 103 Malibou Road SW (Plan 8375HF, Block 2, Portion of Lot 39) from DC Direct Control District and

R-C1 Residential-Contextual One Dwelling District to DC Direct Control District to accommodate office and commercial uses. (Bylaw 1P2007)


TO: CITY CLERK  
FROM: DEVELOPMENT AND BUILDING APPROVALS  
RE: LUB/101Z2007

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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)

\_\_\_\_\_