

BYLAW 52Z2007

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment LOC2006-0055)**

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.

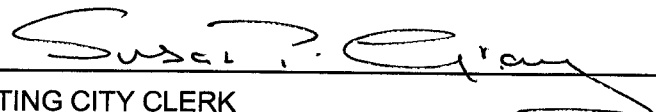
READ A SECOND TIME, AS AMENDED, THIS 11th DAY OF JUNE, 2007.

READ A THIRD TIME, AS AMENDED, THIS 11th DAY OF JUNE, 2007.



MAYOR

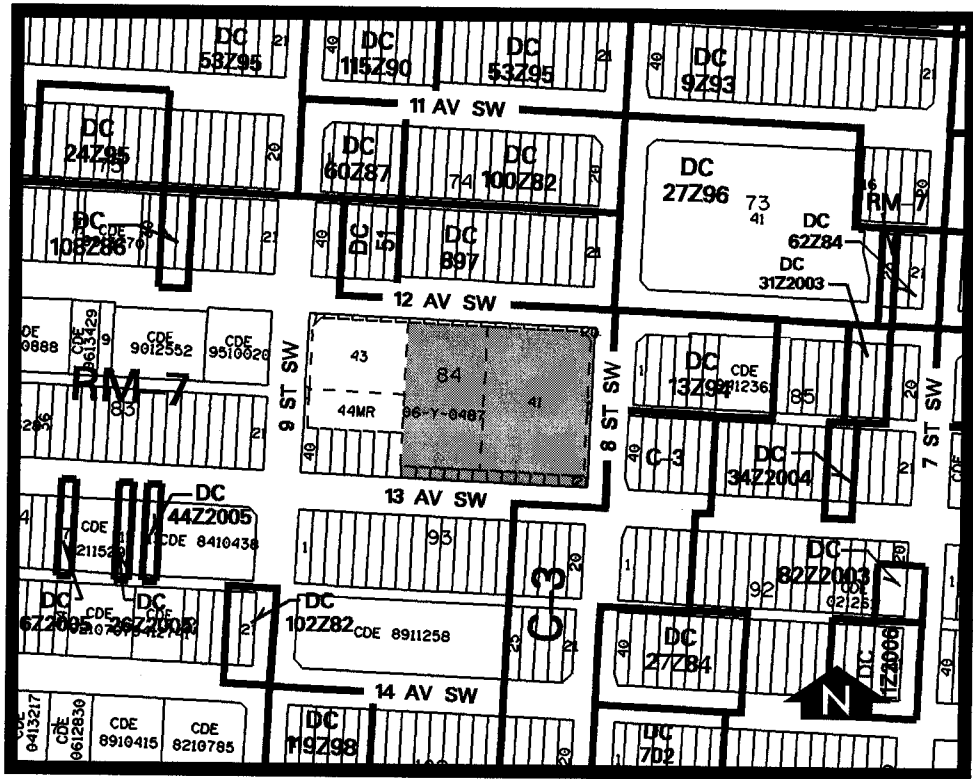
DATED THIS 27th DAY OF JUNE, 2007



ACTING CITY CLERK

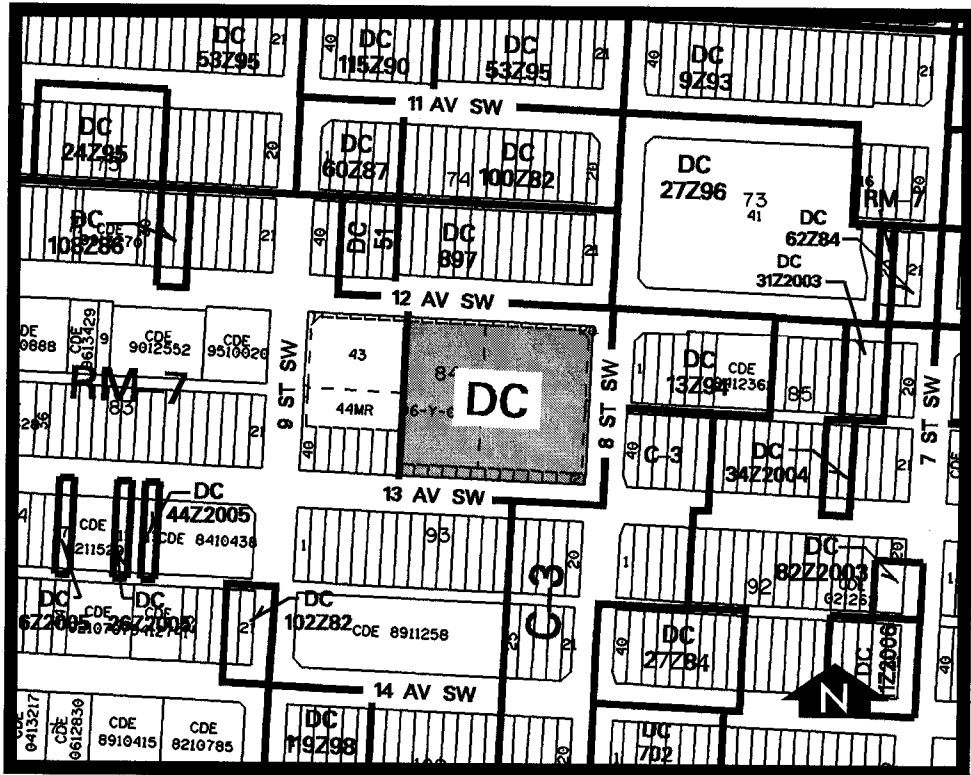
Amendment LOC2006-0055 Bylaw 52Z2007

SCHEDULE A



Amendment LOC2006-0055 Bylaw 52Z2007

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use
 - (a) Permitted Uses
 - Power Generation Facility, Small-scale
 - Signs – Class 1
 - Parks and playgrounds
 - Public and separate schools
 - Utilities

Amendment # LOC2006-0055 Bylaw #52Z2007

SCHEDULE B

CONTINUED

(b) Discretionary Uses

Accessory food services
Athletic and recreational facilities
Child care facilities
Commercial schools
Drinking establishment
Educational Establishment (NP)
Essential public services
Excavation, stripping and grading
Financial institutions
Grocery stores
Hotel
Laboratories
Mechanical reproduction and copying facilities
Medical clinics
Offices (CU)
Outdoor cafes (NP)
Parking structures
Personal service businesses
Private schools
Public and quasi-public buildings
Restaurants - licensed
Restaurant – food service only
Retail stores (CU)
School purposes (NP) (CU)
Take-out food service
Universities, colleges and provincial training centres

Amendment # LOC2006-0055

Bylaw #52Z2007

SCHEDULE B

CONTINUED

2. Development Guidelines

(a) Gross Floor Area

A maximum of 2.86 FAR, in addition to the sandstone building existing on site as of the date of passage of this bylaw, and excluding the area of any mechanical rooms in the calculation of Gross Floor Area.

(b) Yards

- (i) A minimum of 1.5 metres adjacent to 8 Street SW and 12 Avenue SW; and
- (ii) A minimum of 21 metres adjacent to 13 Avenue SW.

(c) Parking

In addition to the requirements of Section 18 of Bylaw 2P80, all parking shall be located within an underground parking structure.

(d) Building Design

- (i) All uses located within new development must be located at or above grade, must include entrances at grade directly fronting the public street, and be street oriented;
- (ii) Development on the site shall respect the site lines of the eastern façade of the sandstone building existing as of the date of passage of this Bylaw. This site triangle shall be measured from the property adjacent to the southwest corner of the intersection of 8 Street and 13 Avenue SW to the northeast corner of the sandstone building, then south in a line parallel to the eastern property line to 13 Avenue SW. No above grade building or structure shall be permitted within this site triangle.
- (iii) A maximum of one primary office entrance/lobby at grade for new development on site shall be allowed with a maximum width of 7.5 metres;
- (iv) The exterior finish of buildings shall be sufficiently durable so as not to require reapplication or extensive maintenance during the life of the building;

Amendment # LOC2006-0055

Bylaw #52Z2007

SCHEDULE B

CONTINUED

- (v) All mechanical equipment and associated structures, including those on any roof structure, shall be architecturally integrated into the building design;
 - (vi) Any below grade structure within 6 metres of the 13 Avenue SW property line shall be constructed a minimum of 1.5 metres below the final grade of the site to facilitate tree planting; and
 - (vii) Architectural detailing that provides for flexibility of window/door openings, allowing active uses to animate any abutting open space where the public has access shall be provided to the satisfaction of the Approving Authority.
 - (viii) Any new development on the site shall adhere to the "Standards and Guidelines for the Conservation of Historic Places in Canada" (as published by Parks Canada) which specifically references the need for new development to be "compatible discernable and subordinate" to the existing heritage building; and
 - (ix) Any rehabilitation work on the sandstone school building shall adhere to the "Standards and Guidelines for the Conservation of Historic Places in Canada" (as published by Parks Canada).
- (e) Landscaping
- (i) All areas of a site not covered with buildings shall be landscaped in accordance to Section 33(9) of Bylaw 2P80;
 - (ii) A minimum of 2940 square metres of functional open space shall be provided. This requirement shall be applied to the full area subject to this Bylaw, and confirmed with the initial development permit for the site.
 - (iii) For the purpose of this Bylaw, "functional open space" means a landscaped area for passive and active recreation; and

Amendment # LOC2006-0055 Bylaw #52Z2007

SCHEDULE B

CONTINUED

(f) Building Height

No maximum height.

(g) Outside Storage

No outside storage shall be allowed.

(h) Lighting

All on-site lighting shall be located, oriented and shielded so as not to adversely affect adjacent residential properties.

(i) Outdoor Cafe

The use of outdoor speaker system(s) is prohibited.

(j) Drinking Establishment

A maximum net floor area of 75 square metres.

(k) Recycling Facilities

(i) Comprehensive recycling facilities shall be provided to the satisfaction of the Approving Authority; and

(ii) All activities related to garbage and loading shall occur on site and be contained within a building.

(l) Vehicular Access

Vehicular access to the site is prohibited to/from 13 Avenue SW.

BYLAW NO. 52Z2007

ADVERTISED IN Calgary Herald on Thursday May 17, 2007

**9 BYLAW 52Z2007
BELTLINE**

To redesignate the land located at 950 13th Ave. S.W. and 1215 Eighth St. S.W. (Plan A1, Block 84, Lots 8 to 33 and a portion of Plan A1, OT) from RM-7 Residential High Density Multi-Dwelling District to DC Direct Control District to accommodate a comprehensively designed commercial development.

BYLAW NO. 52Z2007

ADVERTISED IN Calgary Sun on Thursday May 24, 2007

9

BYLAW 52Z2007 BELTLINE

To redesignate the land located at 930 13th Ave. S.W. and 1215 Eighth St. S.W. (Plan A1, Block 84, Lots 9 to 33 and a portion of Plan A1, Q1) from RM-7 Residential High Density Multi-Dwelling District to DC Direct Control District to accommodate a comprehensively designed commercial development.

TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/52Z2007

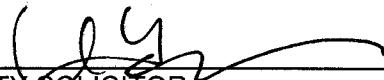
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APPROVED AS TO CONTENT



HEAD – ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM



CITY SOLICITOR

BUDGET PROGRAM NO.
(if applicable)

DATE OF COUNCIL INSTRUCTION
(if applicable)
