

**BYLAW NUMBER 87D2008**

**BEING A BYLAW OF THE CITY OF CALGARY  
TO AMEND THE LAND USE BYLAW 1P2007  
(LAND USE AMENDMENT LOC2008-0056)**

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**WHEREAS** it is desirable to amend the Land Use Bylaw Number 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 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 "A" to this Bylaw and substituting therefor that portion of the Land Use District 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 3<sup>rd</sup> DAY OF NOVEMBER, 2008.

READ A SECOND TIME THIS 3<sup>rd</sup> DAY OF NOVEMBER, 2008.

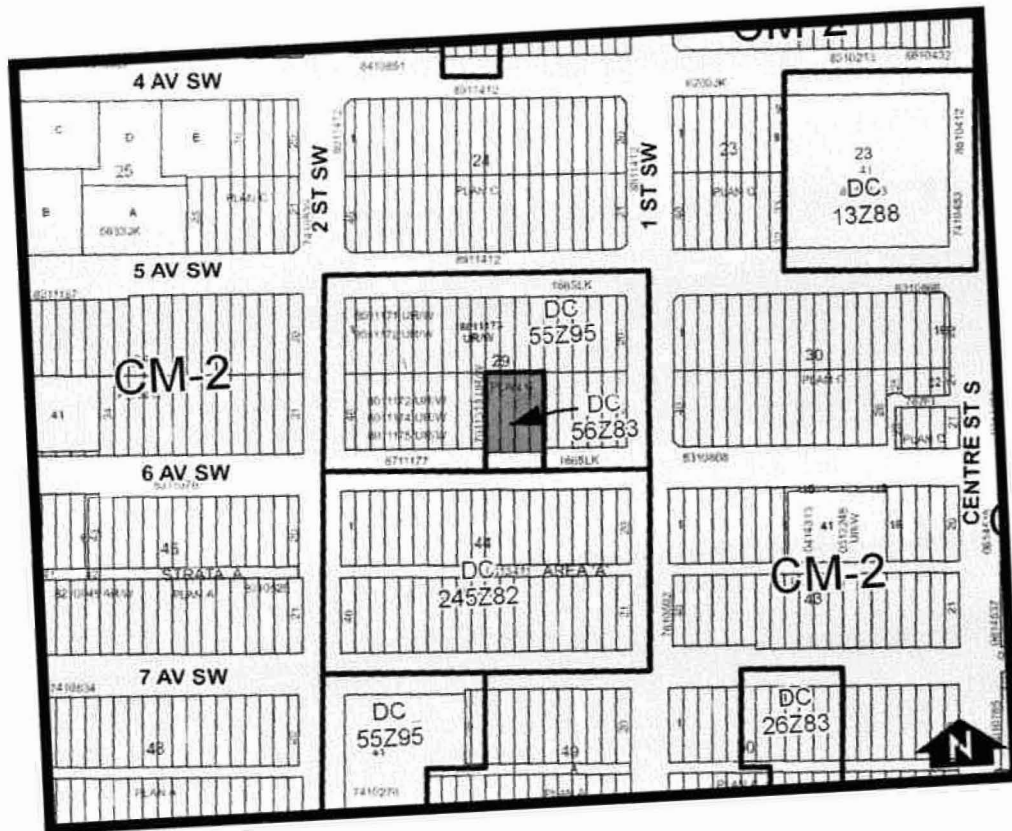
READ A THIRD TIME THIS 3<sup>rd</sup> DAY OF NOVEMBER, 2008.

  
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MAYOR  
SIGNED THIS 3<sup>rd</sup> DAY OF NOVEMBER, 2008.

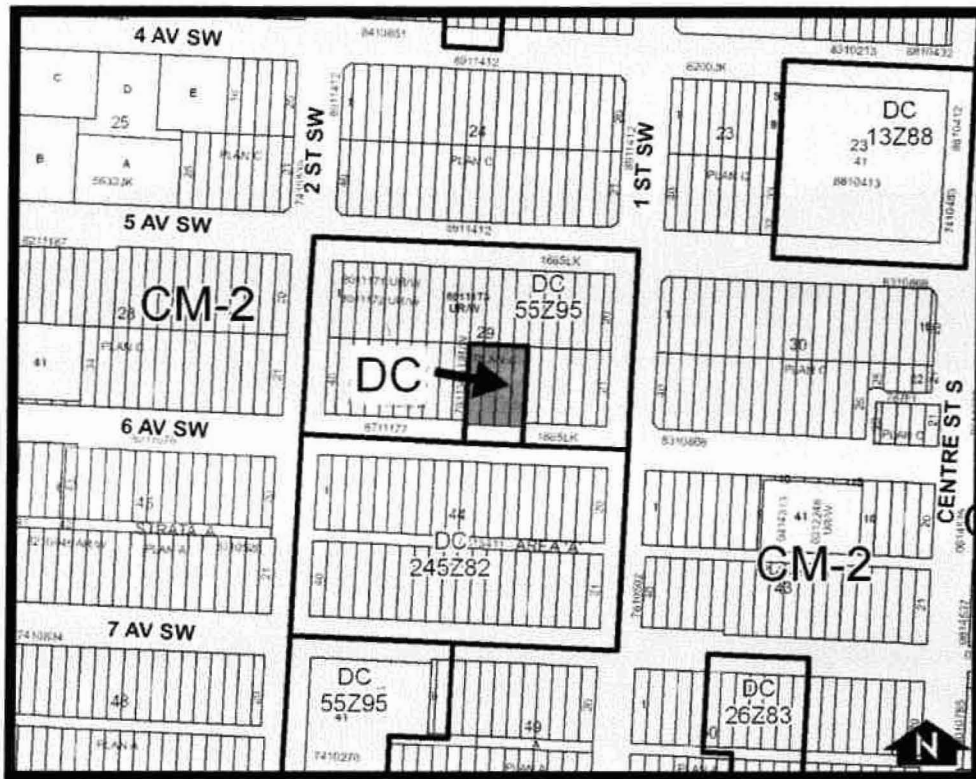
  
\_\_\_\_\_  
ACTING CITY CLERK  
SIGNED THIS 3<sup>rd</sup> DAY OF NOVEMBER, 2008.

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SCHEDULE A



SCHEDULE B



**DC DIRECT CONTROL DISTRICT**

**Purpose**

- 1 This Direct Control District is intended to be for a comprehensively designed office commercial complex with ancillary commercial uses in addition to those buildings or any portions of buildings existing on Lot 26, excepting throughout the easterly 0.54 m (1.77 ft.) and Lot 31, excepting throughout the westerly 0.93 m (3.04 ft.) as of July 18, 1983.

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**Compliance with Bylaw 1P2007**

- 2** Unless otherwise specified, the rules and provisions of sections 1 through 4 of Part 1, sections 21(1),(2) and 22 of Part 2, and Part 10 of Bylaw 1P2007 apply to this Direct Control District.

**Reference to Bylaw 1P2007**

- 3** Unless otherwise specified within this Direct Control District, a reference to a section in Part 10 of Bylaw 1P2007 is a reference to the section as it existed on the date of passage of this Bylaw.

**Defined Uses**

- 4** In this Direct Control District,
- (a) "Restaurants" means an establishment where food is prepared and served on the premises for sale to the public.
  - (b) "School, private" means a place of instruction which is not operated with public funds and which may offer courses of study equivalent to those offered in a public school.

**Discretionary Uses**

- 5** The following uses are discretionary uses in this Direct Control District:
- (a) Accessory buildings
  - (b) Air rights development
  - (c) Amusement arcades
  - (d) Apartment buildings
  - (e) Apartment-hotels
  - (f) Athletic and recreation facilities
  - (g) Auto body and paint shops
  - (h) Automotive sales and rental
  - (i) Automotive services
  - (j) Automotive specialties
  - (k) Billiard parlours
  - (l) Child care facilities
  - (m) Commercial schools
  - (n) Community association buildings
  - (o) Drinking establishments
  - (p) Dwelling units
  - (q) Entertainment establishments
  - (r) Essential public services
  - (s) Financial institutions
  - (t) Grocery stores

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- (u) Home occupations
- (v) Hotels
- (w) Laboratories
- (x) Light manufacturing
- (y) Liquor stores
- (z) Lodging houses
- (aa) Mechanical reproduction and printing establishments
- (bb) Medical clinics
- (cc) Offices
- (dd) Parking lots at grade
- (ee) Parking structures
- (ff) Parks and playgrounds
- (gg) Personal service establishments
- (hh) Private clubs and organizations
- (ii) Private schools
- (jj) Public and quasi-public buildings
- (kk) Public and separate schools
- (ll) Radio and television studios
- (mm) Restaurants
- (nn) Retail food stores
- (oo) Retail stores
- (pp) Signs
- (qq) Special care facilities
- (rr) Universities, colleges, provincial training centres
- (ss) Utilities
- (tt) Veterinary clinics

**Development Guidelines**

- 6 The General Rules for Commercial Districts contained in Section 33 and the Permitted and Discretionary Use Rules of CM-2 shall apply to any new development undertaken subsequent to the passage of this bylaw unless otherwise noted below.

**Development Plans**

- 7 Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to the Approving Authorities as part of a development permit application. In considering such an application, the Approving Authorities shall ensure the building appearance, site layout and density conform substantially to the plans and renderings submitted to City Council during its consideration of Bylaw 56Z83.

**F.A.R.**

- 8 Maximum floor area ratio shall be 8.15:1. Any floor area totally or partially above grade level shall be included in the F.A.R. calculations.

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**+15**

- 9** Provision must be made to connect to the +15 links and systems existing in the entire Bow Valley Square complex to the satisfaction of the Approving Authority and to confirm the current obligation relating to a +15 bridge to the south.

**Height**

- 10** Maximum building height shall be 17 storeys not exceeding 70 metres at any eaveline (not including mechanical penthouse).

**Parking and Loading**

- 11** Parking and loading shall be in accordance with the provisions of Section 18 in Part 10 of Bylaw 1P2007 as amended from time to time.