

BYLAW NO. 24Z2008

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment LOC2007-0017)**

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;

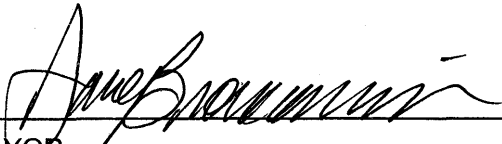
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 14th DAY OF APRIL, 2008.

READ A SECOND TIME THIS 14th DAY OF APRIL, 2008.

READ A THIRD TIME THIS 14th DAY OF APRIL, 2008.



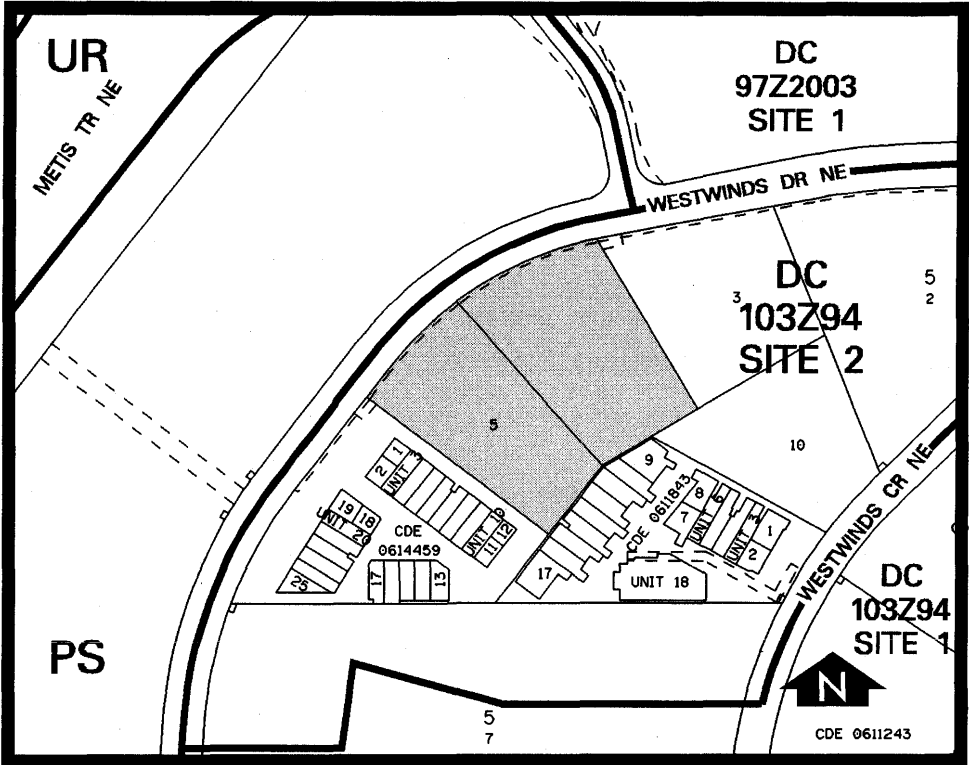
MAYOR
SIGNED THIS 14th DAY OF APRIL, 2008.



ACTING CITY CLERK
SIGNED THIS 14th DAY OF APRIL, 2008.

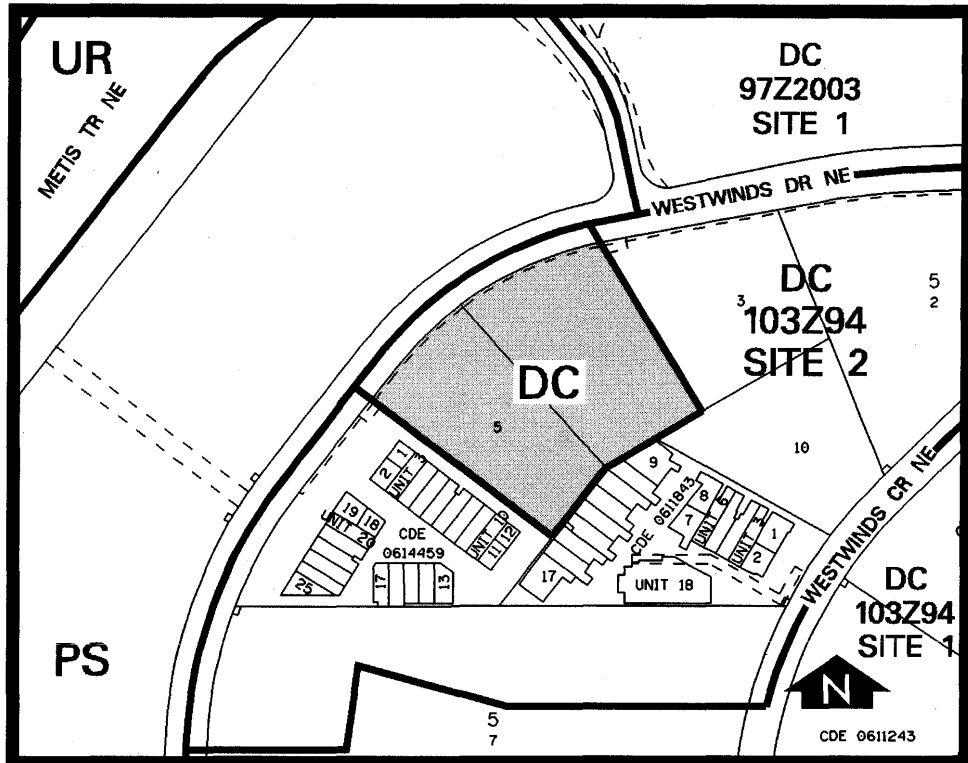
**Amendment LOC2007-0017
Bylaw 24Z2008**

SCHEDULE A



Amendment LOC2007-0017 Bylaw 24Z2008

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. LAND USE

Permitted Uses

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

- Offices
- Laboratories
- Cleaning, servicing, testing or repairing

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SCHEDULE B

CONTINUED

Discretionary Uses

- (i) The Permitted Uses listed above, except for utilities, essential public services and parks and playgrounds, shall be Discretionary Uses when located in a new building.
- (ii) In addition to the above, the following shall be Discretionary Uses:

- Child Care Facilities
- Commercial Schools
- Drinking establishments
- Financial Institutions
- Grocery Stores
- Hotels and Motels
- Medical Clinics
- Outdoor Café
- Personal Service Business
- Restaurant – food service only
- Restaurant - licensed
- Retail Store
- Signs – Class 1
- Freestanding Identification Sign
- Take – out food services

2. DEVELOPMENT GUIDELINES

The General Rules for Industrial Districts contained in Section 43 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of the I-2 General Light Industrial District shall apply to 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) Floor Area Ratio

A maximum floor area ratio of 3.0.

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SCHEDULE B

CONTINUED

- (b) Building Height

A maximum building height of 19.0 metres.
- (c) Side Yard

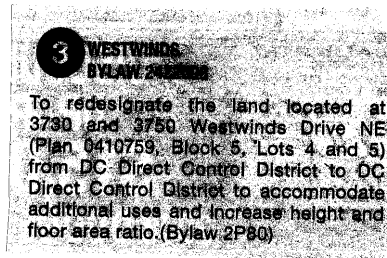
A minimum of 1.2 metres.
- (d) Rear yard

A minimum of 1.2 metres.
- (e) Uses within a Building
 - (i) All activities associated with an approved use on this site shall be contained in buildings.
 - (ii) Outside storage shall not be allowed.
- (f) Retail Stores, Grocery Stores and Personal Service Businesses
 - (i) The maximum area of each retail store, grocery store and personal service business within an individual building shall not exceed 465.0 square metres.
 - (ii) Retail stores, grocery stores and personal service businesses shall only be located at grade and within a multi-storey, mixed use building.
 - (iii) The total combined gross floor area of all retail stores, grocery stores and personal service businesses shall not exceed 5000 square metres.
- (g) Pedestrian Connections

Pedestrian connections shall be provided between buildings and to transit facilities.


BYLAW NO. 24Z2008

ADVERTISED IN: Calgary Sun on Thursday March 20, 2008



BYLAW NO. 24Z2008

ADVERTISED IN: Calgary Sun on Thursday March 27, 2008

 **WESTWINDS**
BYLAW 24Z2008

To redesignate the land located at 3730 and 3750 Westwinds Drive NE (Plan 0410759, Block 5, Lots 4 and 5) from DC Direct Control District to DC Direct Control District to accommodate additional uses and increase height and floor area ratio. (Bylaw 2P80)

TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/24Z2008


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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)
