

BYLAW NO. 110Z2005

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment # LOC2005-0017)**

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;

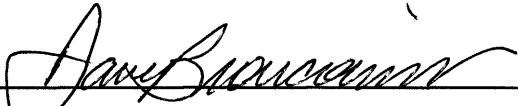
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 NOVEMBER, 2005.

READ A SECOND TIME THIS 14th DAY OF NOVEMBER, 2005.

READ A THIRD TIME THIS 14th DAY OF NOVEMBER, 2005.



MAYOR

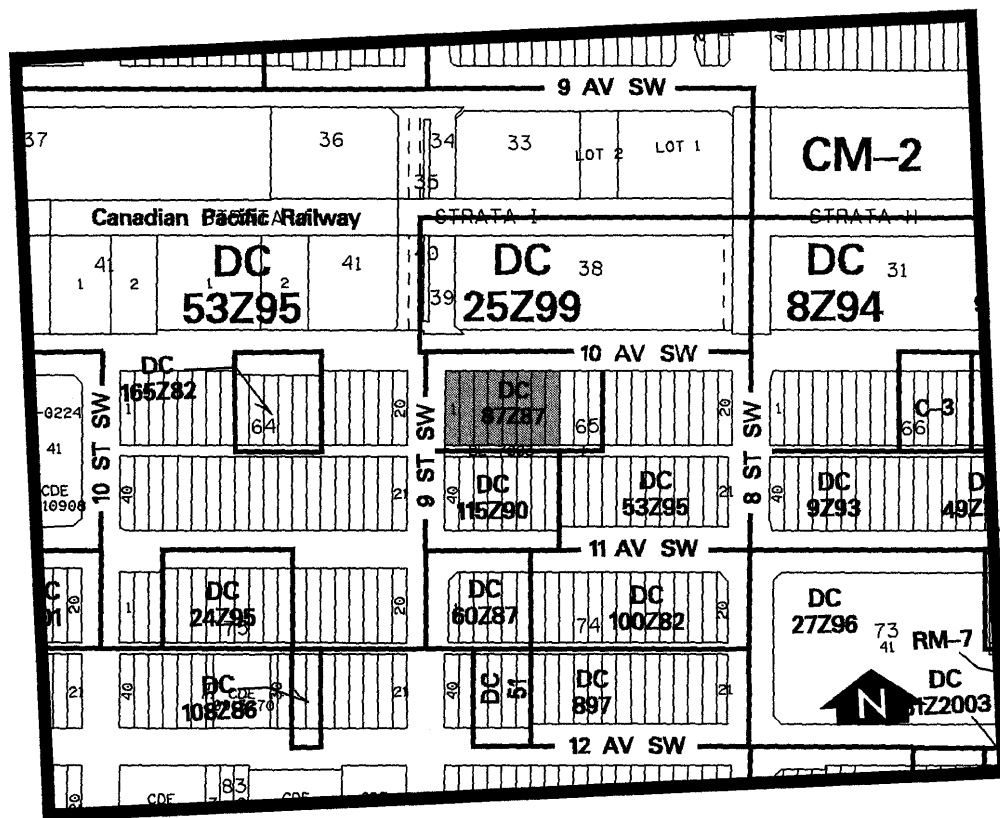
DATED THIS 14th DAY OF NOVEMBER, 2005.



ACTING CITY CLERK

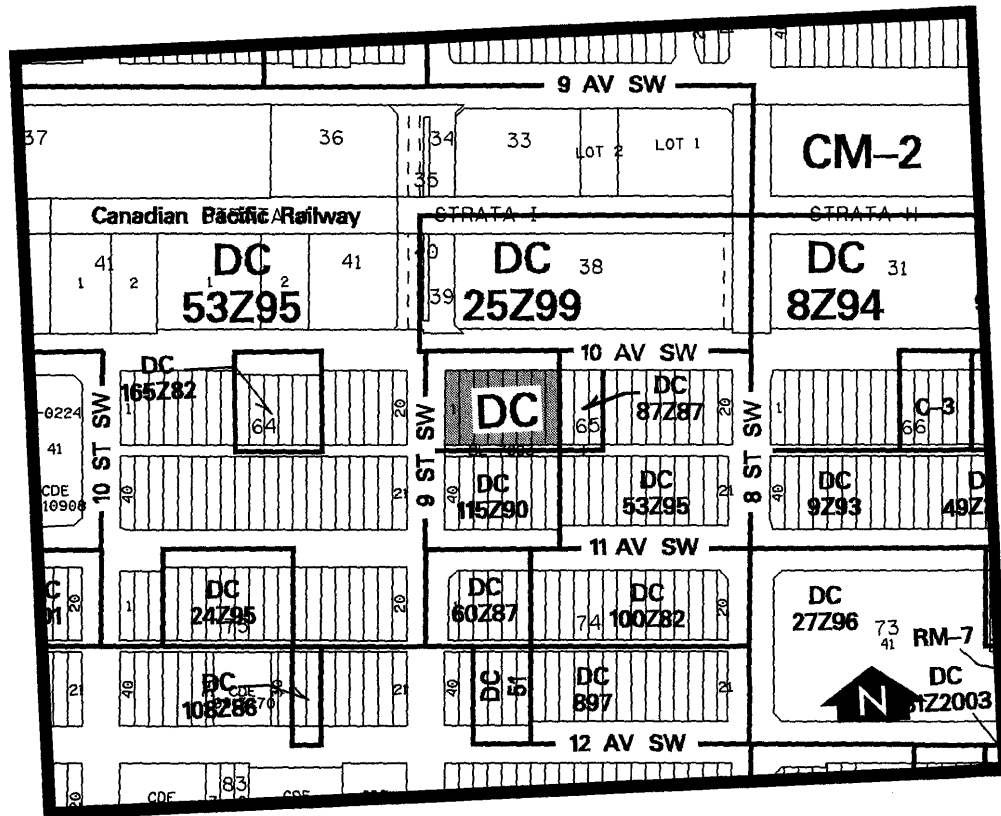
**Amendment # LOC2005-0017
Bylaw # 110Z2005**

SCHEDULE A



Amendment # LOC2005-0017 Bylaw # 110Z2005

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the C-4 General Commercial District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively.

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SCHEDULE B

CONTINUED

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-4 General Commercial District shall apply to the Permitted Uses and the Discretionary Use Rules of the C-4 General Commercial District shall apply to the Discretionary Uses, unless otherwise noted below:

(a) Front Yard

None required.

(b) Gross Floor Area

The maximum gross floor area shall be 11 F.A.R. comprised of:

- (i) a base of 5 F.A.R.;
- (ii) an additional 3 F.A.R. where the following features are provided to the satisfaction of the approving authority:
 - (A) Street orientated building design that includes primary entrances to commercial or residential units directly fronting the public street at grade;
 - (B) Enhanced public realm upgrades including but not limited to hard landscaped paving of the entire rear lane adjacent to the site, hard landscaped paving of the public boulevards including sidewalks along 10 Avenue SW and 9 Street SW, and street trees;
 - (C) Public art located in a setting acceptable to the approving authority, on site visible from the sidewalk or in the adjacent right-of-way; and
 - (D) LEED equivalent opportunities.

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SCHEDULE B

CONTINUED

- (iii) an additional 3 F.A.R. for residential development only, where a maximum floor plate of 700 square metres gross floor area for developments above the 8th storey is provided.

BYLAW NO. 11022005

ADVERTISED IN the Calgary Sun ON Oct. 27. 05

BYLAW 11022005
BELTLINE
To re-designate the land located at 921, 929, 939 and 933-10 Avenue SW (Plan A1, Block 65, Lots 1.-8) from DC Direct Control District to DC Direct Control District to accommodate high density mixed use development and reduction in front yard setbacks.

TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/110Z2005


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APPROVED AS TO CONTENT



HEAD - ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM

 oct 13/05

CITY SOLICITOR

BUDGET PROGRAM NO.
(if applicable)

DATE OF COUNCIL INSTRUCTION
(if applicable)
