

**BYLAW NO. 58Z2005**

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND  
THE CITY OF CALGARY LAND USE BYLAW 2P80  
(Land Use Amendment # LOC2005-0028)**  
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**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;

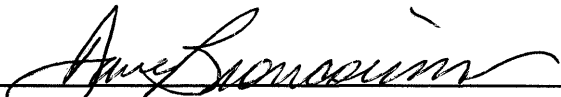
**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

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 18<sup>th</sup> DAY OF JULY, 2005.

READ A SECOND TIME THIS 18<sup>th</sup> DAY OF JULY, 2005.

READ A THIRD TIME THIS 18<sup>th</sup> DAY OF JULY, 2005.

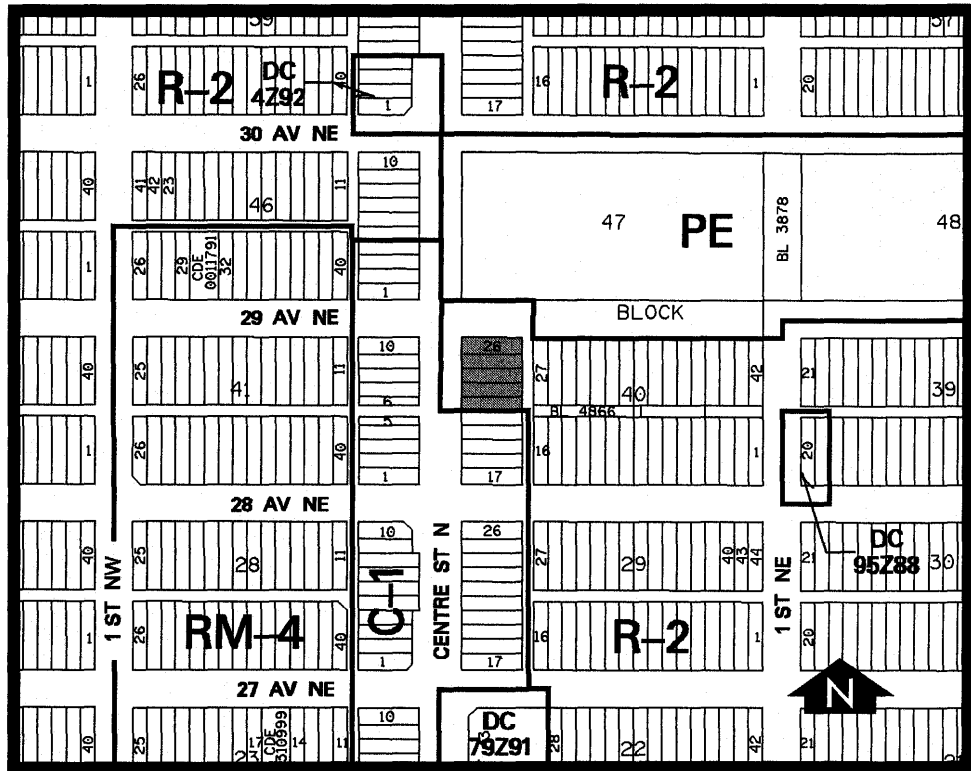
  
\_\_\_\_\_  
MAYOR

DATED THIS 18<sup>th</sup> DAY OF JULY, 2005.

  
\_\_\_\_\_  
ACTING CITY CLERK

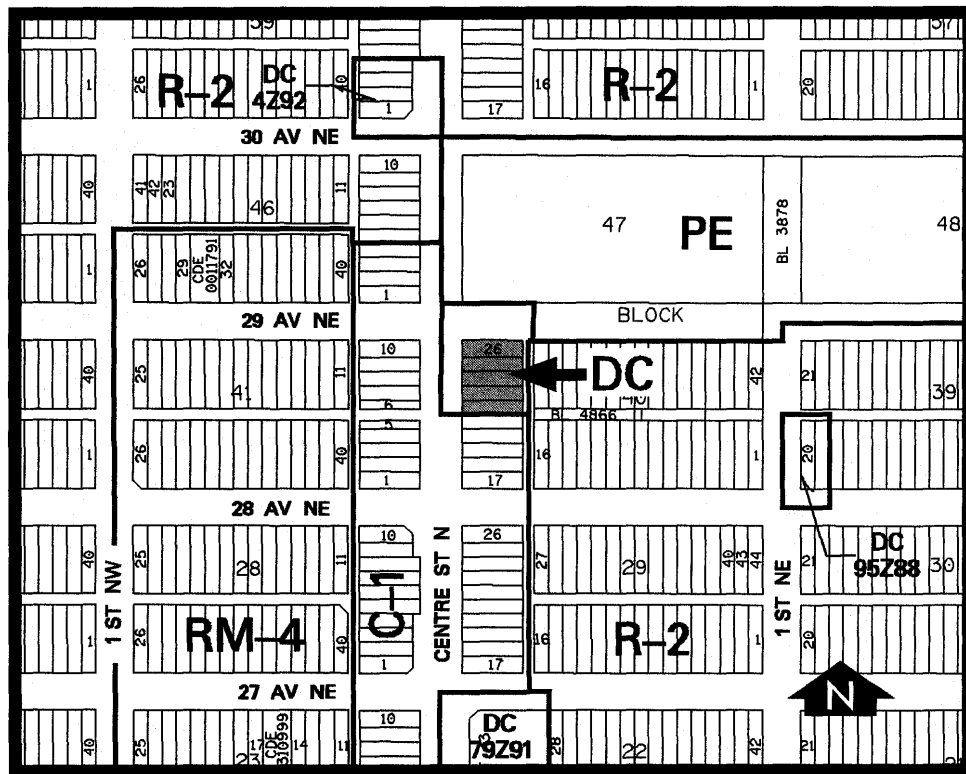
Amendment # LOC2005-0028  
Bylaw # 58Z2005

SCHEDULE A



**Amendment # LOC2005-0028  
Bylaw # 58Z2005**

**SCHEDULE B**



**DC DIRECT CONTROL DISTRICT**

**1. Land Use**

The Permitted and Discretionary Uses of the RM-5 Residential Medium Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively with the additional Permitted Uses of:

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### SCHEDULE B

#### CONTINUED

Financial institutions  
Medical clinic  
Offices  
Personal service businesses  
Restaurant-food service only  
Retail stores

and the additional Discretionary Uses of:

Commercial schools  
Outdoor cafes (N.P)  
Restaurant- licensed  
Take-out food services

#### 2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80, shall apply to all uses and the Permitted Use Rules of the RM-5 Residential Medium Density Multi-Dwelling District shall apply to Permitted Uses and the Discretionary Use Rules of the RM-5 Residential Medium Density Multi-Dwelling District shall apply to the Discretionary Uses unless otherwise noted below:

##### (a) Development

###### (i) Access and Egress

Vehicular access to or from Centre Street N is prohibited.

###### (ii) Parking Areas

The design, location and treatment of parking areas shall be such that surrounding residential uses are not adversely affected, to the satisfaction of the Development Authority.

###### (iii) Recycling Facilities

Comprehensive recycling facilities shall be provided to the satisfaction of the Approving Authority at the development permit stage.

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### SCHEDULE B

#### CONTINUED

(b) Guidelines for Commercial Uses

(i) Commercial uses are allowable only on the first storey of a four storey building, where the remaining three storeys are residential. Entry to commercial uses shall be separate from that of the residential component of the building.

(ii) Floor Area

(A) For restaurant-food service only and restaurant-licensed, a maximum net floor area of 75 square metres, excluding kitchen area;

(B) For outdoor café, a maximum gross floor area of 25 square metres; and

(C) For take-out food service, a maximum net floor area of 15 square metres excluding kitchen area.

(iii) Restaurant-licensed

Where the façade of a restaurant-licensed faces an abutting residential district or abuts a lane separating the site from a residential district, no openings except emergency exits, loading-bay doors, or non-opening windows shall be allowed.

(iv) Outdoor Café Location

Section 33(7)(c)(iv) and (v) of Bylaw 2P80 shall apply.

**BYLAW NO.** 5822005

**ADVERTISED IN** The Calgary Herald **ON** June 23/05

**4** **BYLAW 5822005**  
**TUXEDO PARK**

To redesignate the land located at 2914 & 2918 Centre Street N and 107 - 29 Avenue NE (Plan 3980AM, Block 40, portion of Lot 22 and all of Lots 23, 24, 25 & 26) from R-2 Residential Low Density District to DC Direct Control District to accommodate medium density multi-dwelling development with the option for main floor commercial.

**BYLAW NO.** 5822005

**ADVERTISED IN** The Calgary Sun **ON** June 30/05

**4** **BYLAW 5822005**  
**TUXEDO PARK**

To redesignate the land located at 2914 & 2918 Centre Street N and 107 - 29 Avenue NE (Plan 3980AM, Block 40, portion of Lot 22 and all of Lots 23, 24, 25 & 26) from R-2 Residential Low Density District to DC Direct Control District to accommodate medium density multi-dwelling development with the option for main floor commercial.

TO: CITY CLERK  
FROM: DEVELOPMENT AND BUILDING APPROVALS  
RE: LUB/58Z2005

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APPROVED AS TO CONTENT   
HEAD - ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM  June 17/05  
CITY SOLICITOR

BUDGET PROGRAM NO.  
(if applicable) \_\_\_\_\_

DATE OF COUNCIL INSTRUCTION  
(if applicable) \_\_\_\_\_