

**BYLAW NO. 85Z2005**

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND  
THE CITY OF CALGARY LAND USE BYLAW 2P80  
(Land Use Amendment # LOC2004-0066)**

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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;

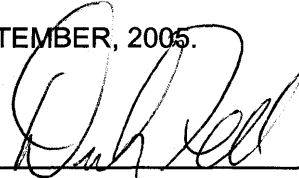
**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

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 19<sup>th</sup> DAY OF SEPTEMBER, 2005.


READ A SECOND TIME THIS 19<sup>th</sup> DAY OF SEPTEMBER, 2005.

READ A THIRD TIME THIS 19<sup>th</sup> DAY OF SEPTEMBER, 2005.



DEPUTY MAYOR

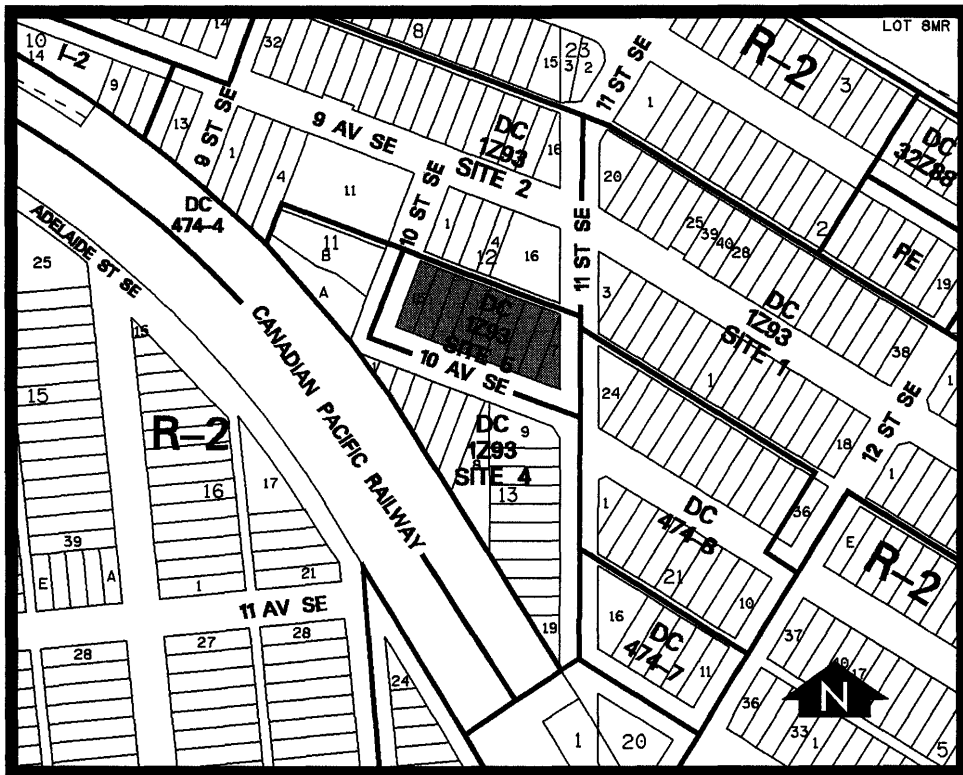
DATED THIS 19<sup>th</sup> DAY OF SEPTEMBER, 2005.



ACTING CITY CLERK

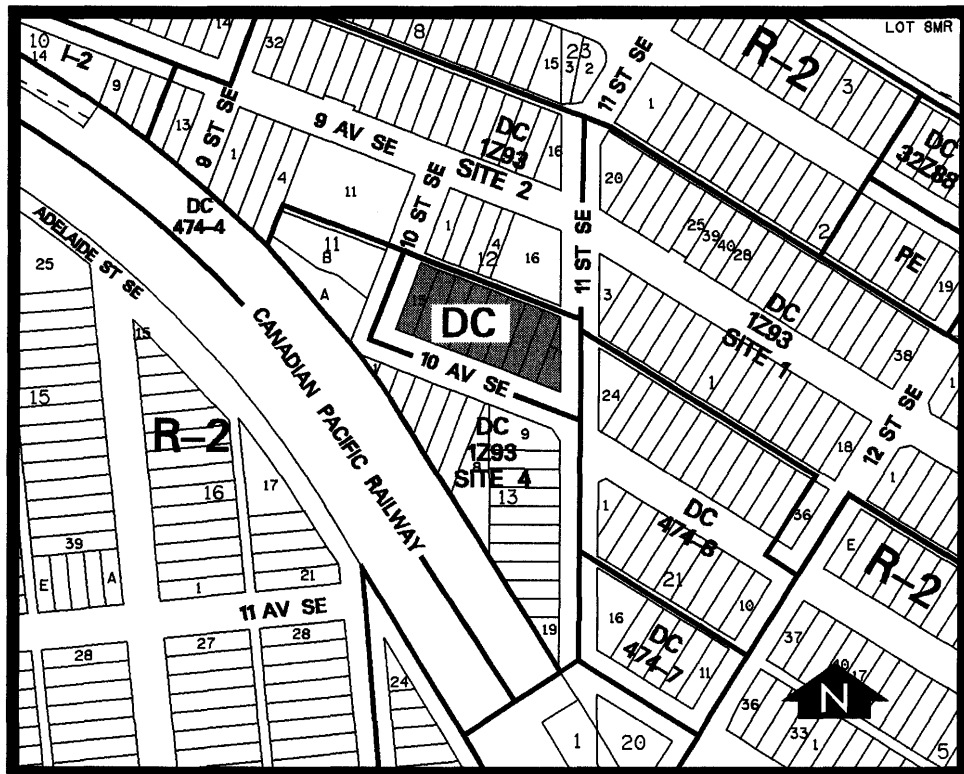
**Amendment # LOC2004-0066  
Bylaw # 85Z2005**

**SCHEDULE A**



**Amendment # LOC2004-0066  
Bylaw # 85Z2005**

**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 with the additional Discretionary Use of a single live-work unit within the East End Livery Barn existing on the site as of the date of passage of this Bylaw.

# **Amendment # LOC2004-0066**

## **Bylaw # 85Z2005**

### **SCHEDULE B**

CONTINUED

For the purposes of this bylaw, "live-work unit" means the use of a dwelling unit by the resident for work purposes which may include but is not limited to offices, personal service businesses, retailing of goods produced on site, craft production or other similar small scale production activities, excluding any automotive related uses.

Note: C.U. – Certainty of Land Use is not afforded to any Discretionary Uses.

#### 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 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) Building Setbacks

- (i) No setback required on 10 Avenue SE nor 11 Street SE; and
- (ii) A minimum of 1.5 metres at the first storey level on 10 Street SE.

##### (b) Building Height

A maximum building height of 9 storeys not exceeding 34 metres, excluding any mechanical penthouse.

##### (c) Gross Floor Area

A maximum of 3.8 times the site area.

##### (d) Commercial Component

- (i) Commercial uses shall be limited to the main floor of the National Hotel building and the East End Livery Barn.

# **Amendment # LOC2004-0066**

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### **SCHEDULE B**

CONTINUED

- (e) Dwelling Units
  - (i) No dwelling unit shall be located below any storey used for commercial purposes;
  - (ii) Dwelling units shall have an entrance separate from the entrance to any commercial component of the building; and
  - (iii) A maximum of 128 dwelling units shall be allowed, not including the live-work unit.
- (f) Live-work Unit
  - (i) The resident shall be the operator of the live-work unit;
  - (ii) A maximum of one non-resident employee may work within the live-work unit;
  - (iii) The live-work unit shall be limited to those uses which do not create a nuisance by way of electronic interference, dust, noise, odour, smoke, bright light or anything of an offensive or objectionable nature which is detectable to normal sensory perception outside the live-work unit; and
  - (iv) The work component shall not exceed 50 percent of the gross floor area of the live-work unit.
- (g) Parking and Loading

Notwithstanding the requirements of Section 18 of Bylaw 2P80:

  - (i) No parking requirement for commercial uses; and
  - (ii) One parking stall required for a live-work unit within the East End Livery Barn.

**Amendment # LOC2004-0066  
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**SCHEDULE B**

CONTINUED

(h) Landscaping

A minimum of 40 percent of the gross site area shall be landscaped. This includes landscaped areas both at grade and above grade such as raised landscaped terraces and roof top terraces.

(i) Amenity Space

- (i) Each dwelling unit shall be provided with private outdoor amenity space in conformity with Section 20(17); and
- (ii) Notwithstanding (i) above, each dwelling unit within the National Hotel building shall provide private outdoor amenity space to the satisfaction of the Approving Authority.

BYLAW NO. 8522005

ADVERTISED IN The Calgary Sun ON Sept. 01.05

**11** BYLAW 8522005  
INGLEWOOD

To redesignate the land located at 1036 - 10 Avenue SE (Plan A2, Block 12, Lots 7 - 15) from DC Direct Control District to DC Direct Control District to accommodate increased residential density and decreased commercial density.

TO: CITY CLERK  
FROM: DEVELOPMENT AND BUILDING APPROVALS  
RE: LUB/85Z2005

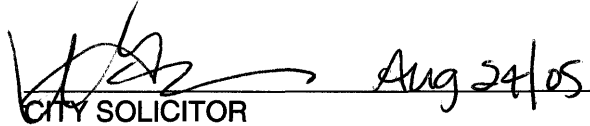
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APPROVED AS TO CONTENT



HEAD - ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM



CITY SOLICITOR

BUDGET PROGRAM NO.  
(if applicable)

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DATE OF COUNCIL INSTRUCTION  
(if applicable)

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