

**BYLAW NO. 100Z2006**

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND  
THE CITY OF CALGARY LAND USE BYLAW 2P80  
(Land Use Amendment LOC2004-0024)**

\*\*\*\*\*

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;

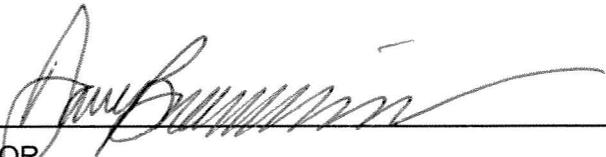
**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS  
FOLLOWS:**

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.

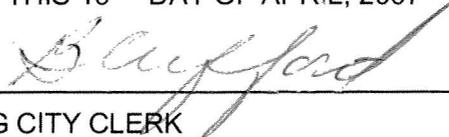
READ A FIRST TIME THIS 20<sup>TH</sup> DAY OF NOVEMBER, 2006.

READ A SECOND TIME AS AMENDED THIS 12<sup>TH</sup> DAY OF MARCH, 2007.

READ A THIRD TIME AS AMENDED THIS 12<sup>TH</sup> DAY OF MARCH, 2007.

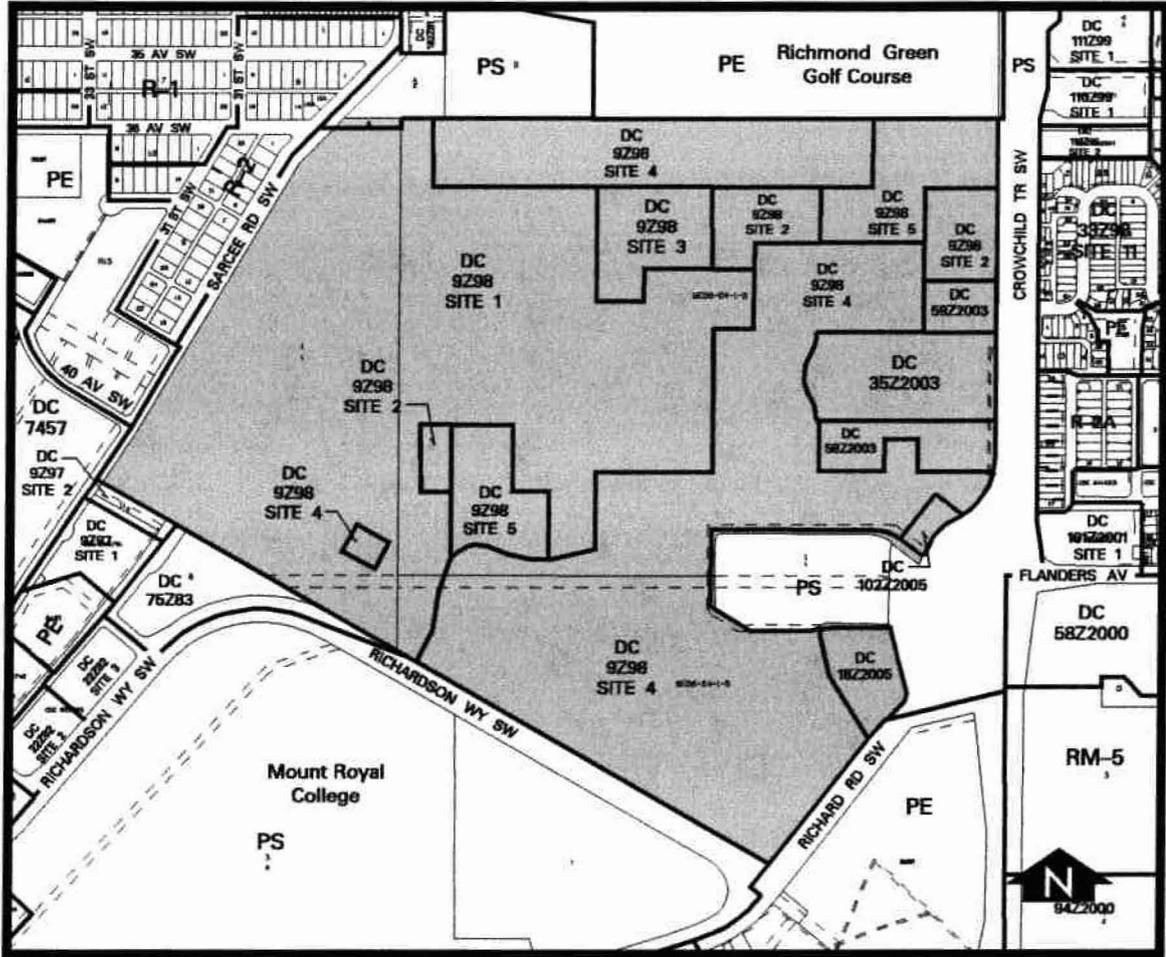
  
\_\_\_\_\_  
MAYOR

DATED THIS 19<sup>TH</sup> DAY OF APRIL, 2007

  
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ACTING CITY CLERK

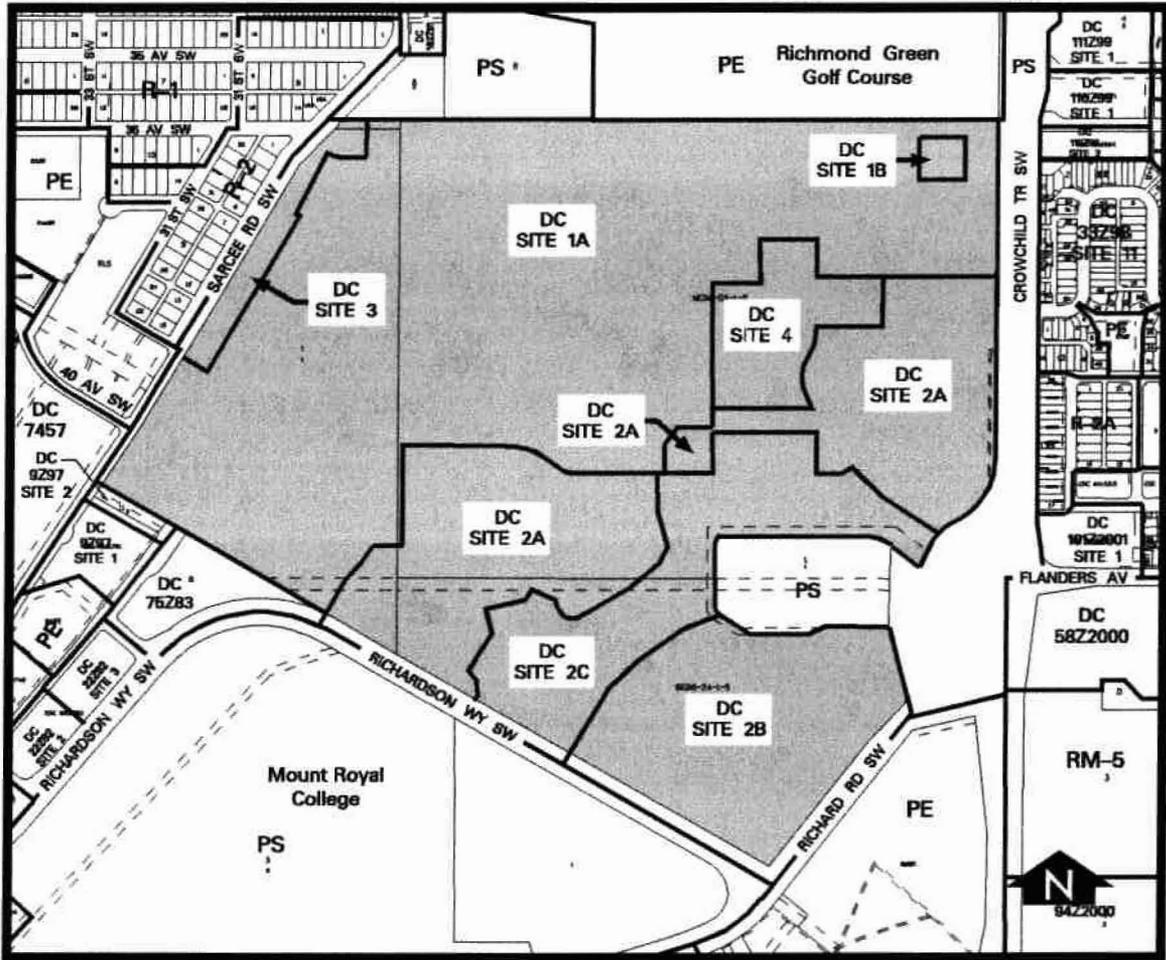
# Amendment LOC2004-0024 Bylaw 100Z2006

## SCHEDULE A



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## SCHEDULE B



### DC DIRECT CONTROL DISTRICT

#### Definitions

For the purpose of this Bylaw the definitions of Bylaw 2P80 shall apply to all sites in this bylaw except for and in addition to the following defined terms:

**“assisted living facilities”** means a building that provides for the care of one or more individuals and contains dwelling units that are modified in terms of living space to accommodate such facilities and services as communal dining, ancillary retail and personal service uses, social/recreational activities and housekeeping within the complex;

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**“building height”** means that height determined by the maximum number of storeys in a building subject to the following:

- (i) the roof, roof top amenity space and ancillary structures of a building are in addition to any building heights;
- (ii) height is to be measured in reference to the finished grade of the public thoroughfares (i.e. sidewalk) abutting the front elevation of the building;
- (iii) for a residential building, the storey height is measured from finished floor to finished floor and may be up to a maximum of 3.6 metres per floor;
- (iv) for a commercial building, the storey height is measured from finished floor to finished floor and may be up to a maximum of 6.0 metres per floor; and
- (v) for all other buildings there is no maximum floor to floor height.

**“carriage house”** means a single-detached dwelling on a carriage house lot;

**“carriage house lot”** means a lot approved for a carriage house containing a minimum lot area of 140 square metres, a maximum lot area of 230 square metres, direct access to a public road or lane, excluding any access aisle, and a coterminous rear or side property line, or both, with the property line of a lot approved for a single-detached dwelling;

**“comprehensive residential development”** means a residential development comprised of two or more residential buildings on the same lot, excluding a garage suite, where the development shares facilities such as access, parking and amenity space or living areas above or below another dwelling unit;

**“conference centre”** means a facility utilized primarily as a meeting facility and may include ancillary recreation facilities and/or accommodation for the participants registered for a conference or other related activity;

*Inverted  
accidentally  
deleted  
B L  
Aug 12/08*



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**“outdoor café, large-scale”** means a facility with a maximum outdoor capacity of more than 20 seats, operated in conjunction with a restaurant-food service only, drinking establishment, restaurant-licensed, or an accessory food service, where food or beverages are served or offered for sale to the public, or in association with a private club, for consumption on or within a portion or portions of such facility that are not contained within a fully enclosed building;

**“outdoor café, small-scale”** means a facility with a maximum outdoor capacity of 20 seats, operated in conjunction with a restaurant-food service only, drinking establishment, restaurant-licensed, or an accessory food service, where food or beverages are served or offered for sale to the public, or in association with a private club, for consumption on or within a portion or portions of such facility that are not contained within a fully enclosed building;

**“research and development facility”** means an establishment primarily engaged in the research, development and controlled production of high-technology, computer software, electronics, light industrial, scientific or other such products and may include, but not be limited to, biotechnology, optical, pharmaceutical and x-ray research, data processing, non toxic computer component manufacturing, telecommunications, biochemistry, prosthetics and robotic engineering;

**“residential building”** means a single-detached dwelling, semi-detached dwelling, duplex dwelling, triplex dwelling, fourplex dwelling, townhouse, stacked townhouse, apartment building, carriage house or garage suite;

**“restaurant-licensed, small-scale”** means an establishment of less than 75 square metres of net floor area for the preparation and sale of food for consumption on the premise which is only licensed excluding kitchen area, by the Alberta Gaming and Liquor Commission, for the sale of liquor for consumption on the premise under license which does not prohibit minors from being on the licensed premises, at any time, and which may also include take-out food service and entertainment as accessory uses;

**“sales office”** means a temporary structure for the purpose of providing information and allowing sales transactions for the lots or the buildings to be built within the community;

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## SCHEDULE B

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**“street front development”** means a residential development comprised of one or more residential buildings on a lot where

- (i) each dwelling unit fronts onto and has direct access to a public road or lane;
- (ii) the development is capable of being subdivided so that each dwelling unit is located on a separate lot abutting the public road or lane; and
- (iii) there is no sharing of facilities such as parking, amenity space or access.

**“subsequent development”** means any residential building or accessory building developed on a lot following the initial development on the lot;

**“transitional use”** means for the purposes of Site 1 the following approved uses existing as of the date of passage of this Bylaw:

Athletic and recreational facilities (outdoor); cleaning, servicing, testing and repairing; commercial schools; entertainment establishments; extensive agriculture; kennels; laboratories; medical clinics; motion picture production facilities; movement or storage of materials, goods, or products; offices; parking areas; private clubs or organizations; private schools; public and quasi-public buildings; utility buildings; universities, colleges, and training centres; and veterinary clinics.

**“transitional use”** means for the purposes of Site 2 the following approved uses existing as of the date of passage of this Bylaw:

dormitories; extensive agriculture; gaming establishments; hostels; kennels; movement or storage of materials, goods, or products; recreational vehicle storage; and warehouse sales.

Site 1A – 40.37 hectares ± (99.76 acres ±)

Site 1B – 0.32 hectares ± (0.79 acres ±)

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## SCHEDULE B

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1. Land Use

(a) Permitted Uses

Essential public services  
Home occupations – Class 1  
Parks and playgrounds  
Utilities

(i) The following shall be Permitted Uses only as:

(A) an initial development, and

(B) a street front development:

Accessory buildings  
Carriage houses  
Duplex dwellings  
Garage suites  
Fourplex dwellings  
Semi-detached dwellings  
Single detached dwellings  
Townhouses  
Triplex dwellings

(b) Discretionary Uses

Apartment buildings  
Assisted living facilities  
Childcare facilities  
Home occupations – Class 1 and 2  
Live/Work Units  
Loft units  
Medical clinics within the building existing as of the date of passage of this Bylaw (Site 1B only)  
Offices within the building existing as of the date of passage of this Bylaw (Site 1B only)  
Parking Area and Structures  
Sales offices

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## SCHEDULE B

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Signs  
Special care facilities  
Stacked townhouses  
Transitional uses

The Permitted Uses contained in Subsection (a) (i) shall be Discretionary Uses where the use represents:

- (i) a subsequent development, or
- (ii) a comprehensive residential development.

### 2. Development Guidelines

#### (a) Guideline Application

The following development guidelines shall apply to both Sites 1A and 1B, unless otherwise noted below.

#### (b) General Rules for Residential Districts

##### (i) Construction Beneath Yards

The requirements for the provision and maintenance of yards do not apply to construction wholly beneath the surface of the ground.

##### (ii) Accessory Buildings

###### (A) Separation from Side and Rear Property Line

Except as provided for driveways under Section 20(3)(a) and for corner sites under Section 20(5)(a)(iii), no separation from a side or rear property line is required where:

- (i) the wall of the accessory building is constructed of materials which do not require maintenance and there is no overhang of eaves;

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- (ii) the owner of the adjacent site grants a 2.4 metre private maintenance easement which shall:
  - (I) be registered by caveat against the title of the site proposed for development and the adjacent site; and
  - (II) include a 0.6 metres eave and footing encroachment easement; or
- (iii) all roof drainage from the accessory building is directed onto the site by eavestroughs and downspouts.

(B) Exclusion from Front Yards

An accessory building shall not be located in a front yard.

(iii) Fences

The height of a fence above grade measured at any point along a fence line, including the height of any retaining wall which represents a logical vertical extension of the fence, shall not exceed

- (A) 2.0 metres for the portion of the fence that does not extend beyond the foremost portion of the principal building on the site;
- (B) 1.2 metres in height for the portion of the fence that does extend beyond the foremost portion of the principal building on the site;
- (C) 2.5 metres to the highest point of a gateway.

(iv) Corner Visibility Triangles

Notwithstanding any other provisions contained in this Bylaw, no vegetation, finished lot grade, building or structure shall exceed the general elevation of the street by more than 750 millimetres within the area defined as a corner visibility triangle.

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- (v) Objects Prohibited or Restricted
  - (A) A motor vehicle which is in a dilapidated condition shall not be allowed to remain outside a building in a residential district.
  - (B) No more than one commercial vehicle shall be allowed to remain on a lot except while actively engaged in loading or unloading.
  - (C) A commercial vehicle of a gross vehicle weight in excess of 4000 kilograms shall not be allowed to remain on a lot except while actively engaged in loading or unloading.
  - (D) A commercial motor vehicle or recreational vehicle shall not be allowed in a front yard for longer than 24 hours.
  - (E)
    - (i) A satellite dish antenna shall not be located in a front yard or side yard abutting a street.
    - (ii) where any part of a satellite dish antenna is more than 3 metres above grade level, it shall be both screened and located to the satisfaction of the Approving Authority.
    - (iii) Sections 2(b)(v)(E) (i) and (ii) shall not apply where the applicant can show, to the satisfaction of the Approving Authority, that compliance with these sections would prevent signal reception.
    - (iv) No advertising shall be allowed on a satellite dish antenna.
    - (v) The illumination of a satellite dish antenna is prohibited.

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### SCHEDULE B

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- (vi) A skateboard ramp shall not be erected or allowed to remain in or upon a lot in a residential district.
- (vi) Home Occupations
  - (A) Home occupations Class 1 and Class 2 are limited to one per dwelling unit and to those uses which do not:
    - (i) have outside storage of material, goods or equipment on, or immediately adjacent to, the site;
    - (ii) display any form of on-site signage related to the home occupation;
    - (iii) having more than 20% of the net floor area of the dwelling unit or 30 square metres, whichever is less, devoted to business usage;
    - (iv) 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 building unit containing the home occupation;
    - (v) generate pedestrian or vehicular traffic, or on-street or off-street parking in excess of that which is characteristic of the residential district within which it is located;
    - (vi) have more than one commercial motor vehicle under 4000 kilograms gross vehicle weight associated with the business parked on-site or in the vicinity of the site at any time;
    - (vii) have any employees or business partners working on site who are not residents of the dwelling unit;

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### SCHEDULE B

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- (viii) have any aspect of their operation visible from outside the building where they are carried on;
  - (ix) include the direct sale of any goods which are not produced on the premises; or
  - (x) advertise the address of the home occupation to the general public.
- (B) Notwithstanding (a) above, home occupations - Class 2:
- (i) may be accommodated within a private garage provided it does not prevent the continuing uses of the garage for the intended purpose of parking motor vehicles, or eliminate the provision of any bylawed parking requirement; and
  - (ii) may have one non-resident employee or business partner working on site provided there is no direct correlation with an increase in business associated visits to the site.
- (vii) Special Requirements for Utilities and Essential Public Services
- (A) The maximum height restrictions in residential districts do not apply to utility buildings or essential public service buildings;
  - (B) Where a utility building or an essential public service building is located in a residential district, side yards shall be a minimum of 3 metres or 10 percent of the site width to a maximum of 6 metres; and
  - (C) Where a utility building or an essential public service building is constructed in accordance with Section 20(12)(a), the minimum depth requirements for the front and side yards of the building shall be increased by 300 millimetres for every 1 metre or portion thereof by which the height of the building exceeds the maximum height for the district.

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(viii) Lodgers

A maximum of three lodgers, in addition to the family of the owner, lessee or tenant, may be allowed within a residential dwelling.

(ix) Equipment Screening

All mechanical equipment on a roof shall be screened from public view.

(x) Excavation, Stripping & Grading

Excavation, stripping and grading shall be deemed to be a discretionary use as if it were so designated in the use lists of this Bylaw and shall comply with the requirements of Section 10(1) of Bylaw 2P80.

(xi) Private Maintenance Easements

(A) Where a private maintenance easement is provided, it shall extend a minimum of 1.2 metres beyond the end of the building face on the common property line; and

(B) The private maintenance easement agreement shall provide that the easement be kept free of all buildings and structures and all objects that would restrict the use of the easement for maintaining the building.

(xii) Modular Construction

For the purposes of this Bylaw, a building may be constructed using modular construction methods, but a mobile home does not qualify as modular construction.

(xii) Special Function Tents

(A) Temporary Use

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A special function tent (recreational) shall not be erected on a site, or portion thereof, for any longer than 10 cumulative days in any one calendar year.

(B) Rules

(I) Front Yard

A special function tent (recreational) shall not be erected in a front yard.

(II) Separation from Side and Rear Property Line

No separation from a side or rear property line is required.

(III) Lot Coverage

There is no maximum lot coverage.

(c) Development Permits Not Requiring a Development Permit

In addition to Section 8(2) of Land Use Bylaw 2P80, Permitted Uses in full compliance with this Bylaw shall not require a development permit application.

(d) Plan and Information Required

Where development permits are required, the informational requirements of Section 10(1) of Bylaw 2P80 shall apply.

(e) Density of Comprehensive Residential Development

(i) The maximum residential density for townhouses and stacked townhouses within a comprehensive residential development shall be 125 units per net hectare (50 units per net acre).

(ii) The maximum residential density for apartments within a comprehensive residential development shall be 222 units per net hectare (90 units per net acre).

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## SCHEDULE B

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- (f) Front Yard
  - A minimum depth of 1 metre.
- (g) Rear Yard
  - (i) A minimum depth of 1.5 metres adjacent to a public road or lane.
  - (ii) All other locations, a minimum depth of 1 metre provided the minimum separation between the rear elevations of adjacent buildings containing a dwelling unit is 5 metres.
- (h) Side Yard
  - (i) A minimum depth of 1 metre adjacent to a public road or lane.
  - (ii) All other locations, a minimum depth of 1.2 metres.
- (i) Zero Lot Line
  - A 1.2 metre required side yard may be reduced to 0 metres where, on the opposite side of the site, a side yard is provided in accordance with this Bylaw and where
    - (i) the owner of the adjacent site grants a 2.4 metre private maintenance easement which shall
      - (A) be registered by caveat against the title of the site proposed for development and the title of the adjacent site, and
      - (B) include a 600 millimetre eave and footing encroachment easement, and
    - (ii) all roof drainage from the building is directed onto the site by eavestroughs and downspouts.
- (j) Site Coverage for Residential Development

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- (i) For single-detached dwellings, duplex dwellings and semi-detached dwellings, the maximum site coverage shall be 60 percent including accessory buildings;
  - (ii) For triplex dwellings, fourplex dwellings, townhouses, carriage houses, stacked townhouses and apartment buildings, the maximum site coverage shall be 70 percent including accessory buildings; and
  - (iii) For a comprehensive residential development, a minimum of 20 percent of the site shall be landscaped.
- (k) Lot Width
- (i) Single detached dwellings, excluding carriage houses: a minimum of 7.5 metres;
  - (ii) Duplexes: a minimum of 11 metres;
  - (iii) Semi-detached dwellings: a minimum of 13 metres with at least 6 metres for one of the dwelling units;
  - (iv) Townhouse or triplex dwelling units: a minimum of 5 metres; and
  - (v) All other residential use excluding carriage houses: a minimum of 15 metres.
- (l) Building Height
- (i) Apartment buildings: 4 storeys excluding loft units;
  - (ii) Carriage house: 2 storeys;
  - (iii) All other residential uses: 3 storeys excluding loft units;and
  - (iv) Accessory buildings (excluding a garage suite): one storey to a maximum of 6.5 metres.

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- (m) Projections
  - (i) Individual projections into a required yard, except for eaves and decks shall not exceed three metres in length and the total length of all projections on a façade shall not exceed 40 percent of that façade length on each storey.
  - (ii) Projections into the front yard are allowed provided that no projection extends more than 0.6 metres over or onto the required yard.
  - (iii) Projections into the side and rear yards may extend to 0.6 metres over or onto a required yard provided that one side yard remains free of any projection up to 2.4 metres above grade.
- (n) Separation Space for Comprehensive Residential Development
  - (i) A residential building shall be situated a minimum of 2.4 metres from any other building on the site.
  - (ii) A residential building shall have a minimum landscape separation of 1.0 metre from an internal private road.
- (o) Carriage House Development
  - (i) Public Road Access
    - Carriage house lots shall have access to a public road:
      - (A) where no lane access is available, a minimum clear width of 3.0 metres from the road to the carriage house shall be provided; and
      - (B) where vehicular access is provided from a lane, a minimum clear width of 1.2 metres for a pedestrian walkway from the public road to the carriage house shall be provided.
  - (ii) Parking

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A minimum of one on-site parking stall shall be provided to serve a carriage house.

(iii) Maximum Floor Area

A carriage house shall have a maximum of 90 square metres of gross floor area excluding a loft or garage area.

(iv) Separation From Adjacent Buildings

A carriage house shall be located a minimum of 5.0 metres from another building.

(v) Yards

A carriage house shall have a minimum yard of 1.2 metres.

(vi) Building Height

A maximum height of two storeys including a garage if provided as part of the ground floor, but excluding a loft.

(p) Garage Suite Development

(i) Location

A garage suite shall only be located on a lot containing a single-detached dwelling, a semi-detached dwelling unit, or a townhouse unit.

(ii) Access

A garage suite shall provide direct access from the dwelling unit to either a public roadway or lane.

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(iii) Parking

A minimum of one on site parking stall per garage suite in addition to any other parking requirements for the site.

(iv) Maximum Floor Area

A garage suite shall have a maximum of 76 square metres of gross floor area, excluding a loft or garage area.

(v) Separation From Principal Building

(A) A building containing a garage suite shall have a minimum separation of 3.0 metres from the principal building.

(B) Where a garage is attached to the principal dwelling, a garage suite may be allowed, provided it has an independent means of access and no direct connection to the principal dwelling.

(vi) Separation From Side Property Line

(A) On a lot capable of accommodating a garage suite, single-detached dwelling or semi-detached dwelling, at least one side yard of 1.2 metres free of any projections on the main floor shall be provided.

(B) On a townhouse or stacked townhouse lot, no minimum side yard shall be required.

(vii) Setback From Rear Property Line

A minimum separation of 1.5 metres.

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(viii) Building Height

A building containing a garage suite shall be a maximum of two storeys including the garage, but excluding a loft.

(ix) Balconies

A balcony shall be allowed above the first storey floor level, on the rear or side elevations of the building containing a garage suite and is intended for use as a private outdoor amenity space.

(x) Adjacent Suites

No more than two adjacent garage suites may be allowed, without the separation of one lot/or unit before the next garage suite structure.

(q) Transitional Uses

(i) Except for extensive agricultural uses, a Transitional Use shall only be allowed within a building existing on the site as of the date of passage of this Bylaw.

(ii) A Development Permit for a Transitional Use shall not be issued for a period exceeding five years.

(r) Vehicular Access

(i) Where a site abuts a lane, all vehicular access shall be from the lane.

(ii) Notwithstanding subclause (i), vehicular access may be allowed from the street if existing trees in the rear yard restrict the ability to provide vehicular access to a lane; and

(iii) Where no rear lane is provided, an attached front drive garage shall be allowed.

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(s) Parking

Parking shall be provided in accordance with Section 18 of Bylaw 2P80 except as follows:

- (i) For assisted living facilities, a minimum of one parking stall per 4 assisted living units shall be provided for residents and staff.
- (ii) For street front development, on-street parking within 100 metre radius of an approved building shall be counted in fulfillment of any visitor parking.
- (iii) A minimum of two parking stalls shall be provided for each live/work unit.
- (iv) For Site 1B only, on street parking within a 100 metre radius of an approved non-residential may be counted towards the fulfillment of the required parking.

(t) Compatibility with Adjacent Properties

Subsequent development on a site shall be compatible and appropriate in the context of adjacent properties to the satisfaction of the Approving Authority.

(u) Design and Character

In respect of an initial development for a use which is not a permitted use, the Development Authority may deem that written verification by the developer and/or its agent, of compliance of the development with the Currie Barracks building design, architectural and landscape requirements for the area satisfies the requirement of this bylaw.

(v) 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 a live-work unit.

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- (ii) Live/work units shall be limited to those uses that 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.
  - (iv) The work component shall not exceed 50 percent of the gross floor area of the live/work unit.
  - (v) There shall be no outside storage of material, goods, or equipment on or immediately adjacent to the site.
  - (vi) Live/work units may be located on the ground floor of multi-dwelling residential and commercial buildings.
- (w) Garbage Storage for Residential Development
- Within a comprehensive residential development
- (i) garbage containers and waste material shall be stored either inside the building, or in an approved garbage container enclosure; and
  - (ii) garbage facilities should be designed to accommodate recycling facilities to the satisfaction of the Approving Authority at the development permit stage.
  - (iii) within a street front development, garbage containers and waste material shall be stored either inside a building, or in a garbage container enclosure.
- (x) Development Guidelines
- The Approving Authority may relax any of the Development Guidelines contained within this Direct Control District in accordance with Section 11(1) (a) (iii) (A) and Section 11(2) (a) (iv) (A) of Bylaw 2P80.

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Site 2A – 16.18 hectares  $\pm$  (39.99 acres  $\pm$ )  
Site 2B – 9.18 hectares  $\pm$  (22.68 acres  $\pm$ )  
Site 2C – 7.99 hectares  $\pm$  (19.74 acres  $\pm$ )

1. Land Uses

(a) Permitted Uses

Essential Public Services  
Home Occupations – Class 1  
Parks and Playgrounds  
Utilities

(i) The following shall be Permitted Uses only as:

- (A) an initial development, and
- (B) a street front development:

Accessory buildings  
Duplex dwellings  
Fourplex dwellings  
Garage suite  
Semi-detached dwellings  
Single-detached dwellings  
Townhouses  
Triplex dwellings

(ii) The following shall be Permitted Uses only within existing buildings:

Childcare facilities  
Dwelling Units  
Financial institutions  
Grocery Stores  
Home Occupation – Class 1  
Medical Clinics  
Offices  
Outdoor café, Small-scale  
Personal service business

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Power generation facility, Small-scale  
Restaurant food service only  
Restaurant-Licensed, Small-scale  
Retail stores  
Retail food stores  
Signs – Class 1  
Take out food services

(b) Discretionary Uses

Accessory Uses  
Amusement Arcades  
Ancillary Commercial Uses  
Apartment Buildings  
Assisted Living Facilities  
Athletic and Recreational Facilities  
Billiard Parlours  
Cleaning, servicing, testing or repairing  
Commercial schools  
Conference Centre  
Custom manufacturing facility  
Drinking Establishments  
Entertainment establishment  
Farmers' Market  
Fitness Centre  
Home Occupations – Class 2  
Hotel  
Laboratories  
Liquor Stores  
Live/work units  
Lodging houses  
Microbrewery  
Motion picture production facilities  
Outdoor Café, Large-scale  
Parking areas and structures  
Power generation facility, Mid-scale  
Private schools  
Private Clubs and organizations

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Public and quasi-public buildings  
Radio and television studios  
Research and development facility  
Restaurant – Licensed  
Signs – Class 2  
Special Care Facilities  
Special function tents (recreational)  
Stacked townhouses  
Transitional uses  
Veterinary Clinic

- (i) In addition to the above uses, those uses that are Permitted in existing buildings shall be Discretionary in proposed buildings.
- (ii) The Permitted Uses contained in Subsection 1(a) (i) shall be Discretionary Uses as
  - (A) a subsequent development, or
  - (B) a comprehensive development.

### 2. Development Guidelines

#### (a) Guideline Application

- (i) For single-detached dwellings, semi-detached dwellings, duplex dwellings, triplexes, fourplexes, townhouses, stacked townhouses, garage suites, and apartment buildings, the development guidelines for Site 1 shall apply, unless otherwise noted below.
- (ii) The following development guidelines apply to Sites 2A, 2B, and 2C unless otherwise noted below.

#### (b) General Rules

The following general rules shall apply to non-residential developments:

- (i) Front Yards

# Amendment LOC2004-0024 Bylaw 100Z2006

## SCHEDULE B

CONTINUED

- (A) Any yard fronting on a street shall comply with the rules for front yards.
- (B) Any commercial site which adjoins a residential site on the same street shall provide a front yard equal to the minimum depth of the yard required by the adjoining residential district.
- (ii) Construction Beneath Yards  

The requirements for the provision and maintenance of yards do not apply to construction wholly beneath the surface of the ground.
- (iii) Corner Visibility Triangles  

Notwithstanding any other provisions contained in this Bylaw, no vegetation, finished lot grade, building or structure shall be allowed between 750 millimetres and 4.6 metres above the general elevation of the street within the area defined as a corner visibility triangle.
- (iv) Special Requirements for Utilities and Essential Public Services
  - (A) The maximum height restrictions in commercial districts do not apply to utility buildings or essential public service buildings.
  - (B) Where a utility building or an essential public service building is constructed, the minimum requirements for the yards of the building shall be increased by 300 millimetres for every 1 metre or portion thereof by which the height of the building exceeds the maximum height for the district.
- (iv) Screening
  - (A) Visual screening to a minimum height of 1.8 metres shall be provided by a fence or a combination of a fence and soft landscaping where a site abuts a residential district or a lane separating the site from a residential district and

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## Bylaw 100Z2006

### SCHEDULE B

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- (I) the site accommodates a use operating wholly or partially outside a building, or
- (II) the side or rear yard of the site is used for a parking area, access, loading space or other servicing activity.
- (B) Except for shopping centres greater than 0.5 hectares (1.2 acres) in area, wherever a parking area is provided in the front yard of a site, visual screening to a minimum height of 1 metre shall be provided by a fence, soft landscaping or a combination of both between the parking area and the front property line.
- (C) All mechanical equipment on a roof shall be screened from public view.
- (v) Garbage Storage
  - (A) Garbage and waste material shall be stored in weatherproof and animal-proof containers in accordance with the Waste Bylaw and shall be located
    - (i) within the principal building, or
    - (ii) to the side or rear of the principal building other than in a required minimum yard.
  - (B) All outside garbage containers and garbage areas shall be visually screened from all adjacent sites and public thoroughfares in a manner compatible with the design and external materials of the principal building on the site.
- (vi) Lighting

All on-site lighting shall be located, oriented and shielded so as not to adversely affect the adjacent residential properties.
- (vii) Excavation, Stripping and Grading

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### SCHEDULE B

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Excavation, stripping and grading shall be deemed to be a discretionary use as if it were so designated in the use lists of this Bylaw and shall comply with the requirements of Section 10(1) of Bylaw 2P80.

(viii) Home Occupations

Home occupations shall comply with the rules for Site 1, Section 2 (b)(vi).

(ix) Amusement Arcades

The use of operation of an amusement arcade shall not cause or create any condition such as noise or lighting which may, in the opinion of the Development Officer, be objectionable beyond the amusement arcade.

(x) Objects Prohibited or Restricted

(A) A satellite dish antenna shall not be located in a yard abutting a street.

(B) Where any part of a satellite dish antenna is lower than 12 metres above grade level, it shall be both screened and located to the satisfaction of the Approving Authority.

(C) Sections 2(b)(ix)(A) and (B) shall not apply where the applicant can show, to the satisfaction of the Approving Authority, that compliance with these sections would prevent signal reception.

(D) No advertising shall be allowed on a satellite dish antenna.

(E) The illumination of a satellite dish antenna is prohibited.

(xi) Modular Construction Methods

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## SCHEDULE B

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For the purposes of this Bylaw, a building may be constructed using modular construction methods, but a mobile home does not qualify as modular construction.

(xii) Special Function Tents

(A) Temporary Use

A special function tent (commercial) shall not be erected on a site, or portion thereof, for any longer than 15 cumulative days in any one calendar year.

(B) Rules

(i) Building Height

A maximum of 12 metres

(ii) Landscaped Area

No landscaping is required.

(iii) Floor Area

Special function tents (commercial) are not subject to the floor area restrictions specified for drinking establishment, restaurant-licensed, restaurant food service only, take-out food service, entertainment establishment as outlined in the commercial districts of this Bylaw.

(iv) Parking

No additional parking is required in respect of a special function tent (commercial).

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## SCHEDULE B

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(C) Adjacent to Residential Districts

When a site on which a special function tent (commercial) is located abuts or is separated by an intervening public thoroughfare from a residential district, the Approving Authority shall consider impacts including, but not limited to:

(i) Openings

No openings, except emergency exits, shall be allowed on a façade that faces an abutting residential district or is separated by an intervening public thoroughfare from a residential district.

(ii) Lighting

All on-site lighting shall be directed or shielded away from residential properties.

(xiii) Signs

See Sign Appendix Sections 55 – 65 of Bylaw 2P80.

(c) Development Permits Not Requiring a Development Permit

Section 8(2) of Land Use Bylaw 2P80 shall apply.

(d) Drive-in and Drive-through Facilities

No drive-in or drive through facilities shall be allowed.

(e) Plans and Information Required for Residential Developments

Where residential development permits are required, the information requirements of Section 10(1) of Bylaw 2P80 shall apply.

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## SCHEDULE B

CONTINUED

- (f) Density of Comprehensive Development
  - (i) The maximum residential density for townhouses and stacked townhouses within a comprehensive Residential Development shall be 148 units per net hectare (60 units per net acre).
  - (ii) The maximum residential density for apartments shall be 370 units per net hectare (150 units per net acre).
- (g) Yards

A non-residential use shall not require a front, side or rear yard.
- (h) Site Coverage
  - (i) For single-detached dwellings, duplex dwellings, and semi-detached dwellings, the maximum site coverage shall be 60 percent.
  - (ii) For triplex dwellings, fourplex dwellings, townhouses, stacked townhouses, and apartment buildings, the maximum site coverage shall be 70 percent.
  - (iii) No minimum or maximum site coverage for a commercial building shall apply.
  - (iv) For a comprehensive residential development, the Approving Authority may consider additional site coverage up to a maximum site coverage of 80%.
- (i) Transitional Uses
  - (i) Except for extensive agricultural uses, a Transitional Use shall only be allowed within a building existing on the site as of the date of passage of this Bylaw.
  - (ii) A Development Permit for a Transitional Use shall not be issued for a period exceeding five years.

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## SCHEDULE B

CONTINUED

- (j) Building Height
  - For multi-dwelling residential buildings and non-residential buildings, the following maximums shall apply:
    - (i) for Site 2A and 2C, six storeys excluding a loft.
    - (ii) for Site 2B, 12 storeys excluding a loft.
- (k) Floor Area
  - (i) For restaurants licensed, small-scale; restaurants licensed, restaurant—food service only; and drinking establishments, the maximum net floor area shall exclude the kitchen area.
  - (ii) For retail food stores, the maximum gross floor area shall not exceed 5,600 square metres.
- (l) Dwelling Units
  - (i) No dwelling unit, other than a superintendent's or caretaker's apartment or a live/work unit shall be located below a non-residential use.
  - (ii) Dwelling units shall have an entrance separate from the entrance to any commercial component of the building.
- (m) Outside Storage
  - No outside storage shall be allowed.
- (n) Parking and Loading
  - Section 18 of the Bylaw 2P80 except:
    - (i) for assisted living facilities, a minimum of one parking stall per four assisted living units shall be required for residents and staff;

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### SCHEDULE B

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- (ii) for street front development, on-street parking within 100 metre radius of an approved building shall be counted in fulfillment of any visitor parking;
- (iii) a minimum of two parking stalls shall be provided for each live/work unit.
- (iv) for office uses, a minimum of one parking stall per 100 square metres of gross floor area shall be required;
- (v) on-street parking within a 300-metre radius of an approved non-residential building, such parking shall be counted in fulfillment of the required parking for non-residential uses where that parking is not committed to another approved building to the satisfaction of the Approving Authority.
- (vi) where a centralized parking facility has been provided, such parking may be counted in fulfillment of the required parking for non-residential uses.
- (vii) for a restaurant licensed, small-scale; restaurant-food service only; and outdoor café, small scale; a minimum of 1 parking stall per 46 square metres of net floor area shall be required excluding the kitchen area for restaurant-licensed, small scale; restaurant food service only and outdoor café; small scale; less than 75 square metres of net floor area;
- (viii) for a restaurant licensed; restaurant-food service only; and outdoor café, large scale; a minimum of 1 parking stall per 7 square metres of net floor area shall be required excluding the kitchen area for restaurant-licensed; restaurant food service only; and outdoor café, large scale; greater than 75 square metres of net floor area;
- (ix) for a retail and personal service business, a minimum of two parking stalls per 100 square metres of gross floor area shall be required; and
- (x) loading facilities may be shared between sites.
- (xi) For Site 2C only:

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### SCHEDULE B

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- (A) for a restaurant licensed, small-scale; restaurant-food service only; and outdoor café, small scale; a minimum of 1 parking stall per 46 square metres of net floor area shall be required excluding the kitchen area for restaurant-licensed, small scale; restaurant food service only and outdoor café; small scale; less than 75 square metres of net floor area;
- (B) for a restaurant licensed; restaurant-food service only; and outdoor café, large scale; a minimum of 1 parking stall per 7 square metres of net floor area shall be required excluding the kitchen area for restaurant-licensed; restaurant food service only; and outdoor café, large scale; greater than 75 square metres of net floor area;
- (C) for a retail and personal service business, a minimum of 2 parking stalls per 100 square metres of gross floor area shall be required except that no requirement for parking stalls applies for the first 150 square metres of gross floor area of the ground floor area of the building when located in the ground floor;
- (D) for office uses, a minimum of 1 parking stall per 100 square metres of gross floor area shall be required, except that no requirement for parking stalls applies for the first 150 square metres of gross floor area of the total building area when located above the ground floor;
- (E) for dwelling units, a minimum of 1.0 stall shall be required per dwelling unit and a minimum of 0.1 visitor stalls shall be required per dwelling unit;
- (F) on street parking within a 300 metre radius of an approved building such parking may be counted in fulfillment of the required parking for non-residential uses where that parking is not committed to another approved building to the satisfaction of the Approving Authority;

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### SCHEDULE B

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- (G) the Approving Authority may allow for the provision of required parking stalls on an alternative site other than the site being proposed for development, where the alternative site is within 300 metres of the approved use;
  - (H) offsite and on street loading space within a 100 metre radius of an approved building may be counted in fulfillment of the required loading space for non-residential use where that loading is not committed to another approved building to the satisfaction of the Approving Authority; and
  - (I) loading facilities may be shared between sites.
- (o) Signs
- (i) Signs shall be subject to Section 59 of Bylaw 2P80.
  - (ii) Notwithstanding (i):
    - (A) a commercial sign shall be of a size, height, design and appearance that is compatible with the residential character of the area and oriented to pedestrians;
    - (B) a sign may project over City property provided that a 2.4 metre clearance is maintained and an encroachment agreement is entered into with the City.
- (p) Compatibility with Adjacent Properties
- Subsequent development shall be compatible and appropriate in the context of adjacent properties to the satisfaction of the Approving Authority.
- (q) Design and Character
- In respect of an initial development for a use which is not a Permitted Use the Development Authority may deem that written verification by the developer and/or its agent, of compliance of the development with the Currie Barracks

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## SCHEDULE B

CONTINUED

building design, architectural and landscape requirements for the area satisfies the requirements of this bylaw.

(r) Ancillary Use

A private car wash facility within a multi-unit residential or commercial building may be considered as an ancillary use.

(s) Custom Manufacturing or Research and Development Facilities

Where a custom manufacturing or research and development facility is located adjacent to residential:

- (i) All activities shall be carried on in a manner that is not injurious or offensive to the occupants of surrounding properties, and
- (ii) The use shall not cause:
  - (A) glare, vibration, objectionable noise, or emission of smoke, fumes, gas, dust, odour or any other atmospheric pollutant detectable beyond the boundaries of the immediate site; or
  - (B) physical hazard by reason of fire, explosion or similar cause to the property in the same or surrounding district.

(t) Live/work Units

- (i) The resident shall be the operator of the live/work unit.
- (ii) A maximum of one non-resident employee may work within a live-work unit.
- (iii) Live/work units shall be limited to those uses that 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.

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### SCHEDULE B

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- (iv) The work component shall not exceed 50 percent of the gross floor area of the live/work unit.
- (v) There shall be no outside storage of material, goods, or equipment on or immediately adjacent to the site.
- (vi) Live/work units may be located on the ground floor of multi-dwelling residential and commercial buildings.
- (u) Outdoor Café  

The use of outdoor speaker systems shall be prohibited within an outdoor café.
- (v) Building Orientation for Site 2C
  - (i) All buildings located within the area identified as Site 2C shall be oriented to the public street and provide for direct access by pedestrians.
  - (ii) Parking shall not be allowed in the front yard of buildings oriented to the public street.
- (w) Retail Uses in Site 2A and 2B
  - (i) Retail uses shall be limited to the first and second storeys of a multi-dwelling residential, commercial or mixed use building and shall have its own separate entry distinct from any residential component of the building.
  - (ii) Except for designated heritage buildings, retail uses abutting a sidewalk shall front onto it and have individual, direct grade-level access to the sidewalk.
- (x) Garbage Storage  

Within a comprehensive residential or commercial development

  - (i) garbage containers and waste material must be stored either inside the building or in an approved garbage container enclosure; and

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## SCHEDULE B

CONTINUED

(ii) comprehensive recycling facilities shall be provided to the satisfaction of the Approving Authority at the development permit stage.

(y) Development Guidelines

The Approving Authority may relax any of the Development Guidelines contained within this Direct Control District in accordance with Section 11(1) (a) (iii) (A) and Section 11(2) (a) (iv) (A) of Bylaw 2P80.

Site 3 – 1.39 hectares (3.43 acres) with the following guidelines:

1. Land Uses

(a) Permitted Uses

Essential public services  
Home Occupation – Class 1  
Parks and Playgrounds  
Utilities

(i) The following shall be Permitted Uses only as an initial development:

Accessory buildings  
Single-detached dwellings  
Semi-detached dwellings

(b) Discretionary Uses

Duplex Dwellings  
Home Occupations – Class 1 and 2  
Signs  
Special Care Facilities

The Permitted Uses contained in subsection (a) (i) shall be Discretionary Uses with respect to a subsequent development.

2. Development Guidelines

(a) Guideline Application

The development guidelines for Site 1 shall apply.

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## SCHEDULE B

CONTINUED

Site 4 – 3.27 hectares  $\pm$  (8.08 acres  $\pm$ ) with the following guidelines:

1. Land Uses

(a) Permitted Uses

Parks and playgrounds  
Public and Separate schools  
Signs – Class 1  
Utilities

(b) Discretionary Uses

Childcare facilities  
Private schools  
Signs – Class 2  
Special function tents (recreational)

2. Development Guidelines

(a) General Rules

(i) Construction Beneath Yards

The requirements for the provision and maintenance of yards do not apply to construction wholly beneath the surface of the ground.

(ii) Corner Visibility Triangles

Notwithstanding any other provisions contained in this Bylaw, no vegetation, finished lot grade, building or structure shall exceed the general elevation of the street by more than 750 millimetres within the area defined as a corner visibility triangle.

(iii) Special Requirements for Utilities and Essential Public Services

(A) The maximum height restrictions in special districts do not apply to utility buildings or essential public service buildings.

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### SCHEDULE B

CONTINUED

(B) Where a utility building or an essential public service building is constructed, the minimum requirements for the yards of the building shall be increased by 300 millimetres for every 1 metre or portion thereof by which the height of the building exceeds the maximum height for the district.

(iv) Equipment Screening

All mechanical equipment on a roof shall be screened from public view.

(v) Special Function Tents

(A) Temporary Use

A special function tent (commercial) shall not be erected on a site, or portion thereof, for any longer than 15 cumulative days in any one calendar year.

(B) Rules

(i) Building Height

A maximum of 12 metres.

(ii) Landscaped Area

No landscaping is required.

(iii) Parking

No additional parking is required in respect of a special function tent (commercial).

(C) Adjacent to Residential Districts

When a site on which a special function tent (commercial) is located abuts or is separated by an intervening public

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CONTINUED

thoroughfare from a residential district, the Approving Authority shall consider impacts including, but not limited to:

(i) Openings

No openings, except emergency exits, shall be allowed on a façade that faces an abutting residential district or is separated by an intervening public thoroughfare from a residential district.

(ii) Lighting

All on-site lighting shall be directed or shielded away from residential properties.

(vi) Signs

See Sign Appendix Sections 55 – 65 of Bylaw 2P80

(b) Front Yards

(i) Any yard adjacent to a public street, a public park, or a public access easement shall be considered a front yard.

(ii) The minimum front yard depth shall be 3 metres.

(c) Side Yard

The minimum side yard depth shall be 3 metres.

(d) Rear Yard

The minimum rear yard depth shall be 3 metres.

(e) Building Height

Maximum building height of three storeys for any new building(s) or additions to a maximum of 16 metres.

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## SCHEDULE B

CONTINUED

- (f) Outside Storage  

No outside storage shall be allowed.
- (g) Landscaped Area
  - (i) Landscaping shall be provided to visually screen parking areas from public streets, public parks and public access easements.
  - (ii) All areas of the site not covered by buildings or parking areas shall be landscaped.
  - (iii) All areas of soft landscaping shall be provided with an underground sprinkler irrigation system or other adequate means of irrigation.
- (h) Parking and Loading  

Section 18 of Bylaw 2P80 shall apply except:

  - (i) no parking shall be allowed in the minimum required yard or within 3.0 metres of a public street excluding a lane, or a public park, and
  - (ii) on-street parking immediately abutting the site may be counted in fulfilment of the parking requirement.
- (i) Public Access Easement  

All public access easements shall be landscaped and incorporate a pedestrian walkway to the satisfaction of the Approving Authority.
- (j) Compatibility with Adjacent Properties  

Subsequent development shall be compatible and appropriate in the context of adjacent properties to the satisfaction of the Approving Authority.
- (k) Building Orientation and Design
  - (i) All new building(s) shall be oriented to a front yard.

# Amendment LOC2004-0024 Bylaw 100Z2006

## SCHEDULE B

CONTINUED

- (ii) All new building(s) and additions shall reflect similar height, massing, setbacks, detailing and exterior finishing as the existing or adjacent heritage buildings on the site and adjacent to Parade Square.
- (iii) Any site furnishings and materials shall be compatible with similar elements contained within Site 4 and the adjacent Parade Square precinct (Site 2a).
- (l) Development Guidelines  
The Approving Authority may relax any of the Development Guidelines contained within this Direct Control District in accordance with 11(1) (a) (iii) (A) and Section 11(2) (a) (iv) (A) of Bylaw 2P80.

BYLAW NO. 100Z 2006

ADVERTISED IN Calgary Herald ON Thurs, Oct 26, 2006

**3** BYLAW 100Z2006  
CFB - CURRIE

To redesignate the land located at 3815 and 4225 Crowchild Trail SW and 3640 and 3920 Sarcee Rd. S.W. (Portions of East ½ of Section 6-24-1-5 and Lot 1, Block 1, Plan 9612500 and Block A, Plan 3390 AM) from PS Public Service District and DC Direct Control District to DC Direct Control District to accommodate a mix of uses including commercial, residential and open space.

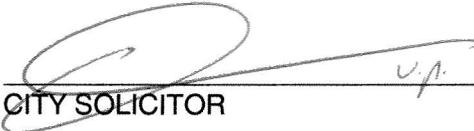
TO: CITY CLERK  
FROM: DEVELOPMENT AND BUILDING APPROVALS  
RE: LUB/100Z2006

=====

APPROVED AS TO CONTENT

  
\_\_\_\_\_  
HEAD – ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM

  
\_\_\_\_\_  
CITY SOLICITOR

BUDGET PROGRAM NO.  
(if applicable)

\_\_\_\_\_

DATE OF COUNCIL INSTRUCTION  
(if applicable)

\_\_\_\_\_



July 31, 2008

Mr. David Watson  
City of Calgary  
Planning, Development, and Assessment #8138  
10th Floor, 800 Macleod Trail SE  
Calgary, Alberta T2P 2M5

VIA COURIER

Dear Mr. Watson:

**Subject: Bylaw 100Z2006, Currie Barracks – Request for Correction**

Canada Lands Company recently noticed that the Land Use Bylaw 100Z2006 for the Currie Barracks site is incorrect. There are four definitions missing from the "Definitions" section and these were not deleted by either the Administration or City Council in their approval of the Bylaw. We have subsequently reviewed the proposed Bylaw that was considered by Council, the Council minutes, and the signed Bylaw provided to us by the City Clerk's office. Copies of each of these documents are attached for your reference.

The proposed Bylaw considered by Council, together with the revisions recommended by the Administration (highlighted in yellow on the attached document) was approved by Council on March 12, 2007. This approval included four definitions: Conference Centre, Custom Manufacturing Facility, Farmer's Market, and Fitness Centre, which were subsequently deleted in the signed version obtained from the City Clerk's office. As you can see from the Council minutes, these definitions were not removed or deleted by Council. How did they manage to disappear? Canada Lands Company respectfully requests that the Bylaw be corrected as soon as possible to reflect City Council's approval.

Please advise as to the timing and the process that is required to correct this error. Should you have any questions, please contact me at (403) 292-6247.

Sincerely,  
CANADA LANDS COMPANY CLC LIMITED

Linda Hackman  
Project Manager, Planning & Urban Design

LH:cjk  
Enclosures

- I Council Report and Proposed Bylaw 100Z2006 with revisions highlighted in yellow
- II Minutes of City Council, March 12, 2007
- III Signed Bylaw 100Z2006 from the office of the City Clerk

cc: Mayor Bronconnier – City of Calgary (letter only via e-mail)  
Office of the City Clerk – City of Calgary (letter only via e-mail)  
Ian Cope – City of Calgary (letter only via e-mail)

filename: watson.city.cb.bylaw.revision.07.30.08.docx



Green Major  
Urban Sponsor

