

BYLAW NO. 109Z2006

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND  
THE CITY OF CALGARY LAND USE BYLAW 2P80  
(Land Use Amendment LOC2006-0002)

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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 11<sup>TH</sup> DAY OF DECEMBER, 2006.

READ A SECOND TIME THIS 11<sup>TH</sup> DAY OF DECEMBER, 2006.

READ A THIRD TIME THIS 11<sup>TH</sup> DAY OF DECEMBER, 2006.

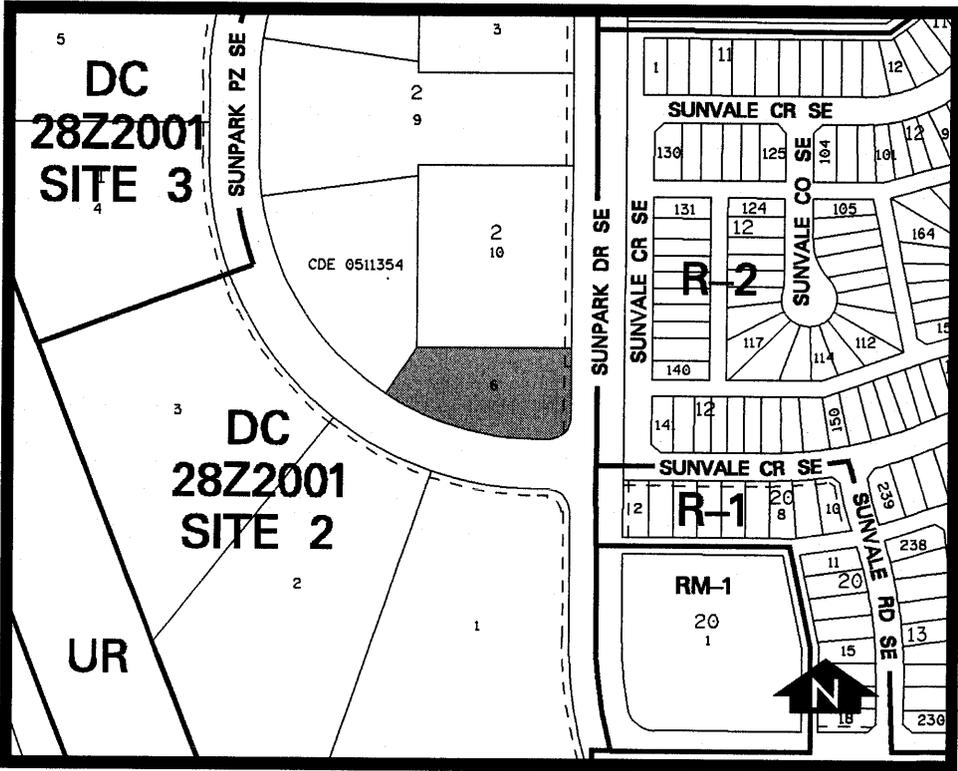
  
\_\_\_\_\_  
MAYOR

DATED THIS 11<sup>TH</sup> DAY OF DECEMBER, 2006

  
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ACTING CITY CLERK

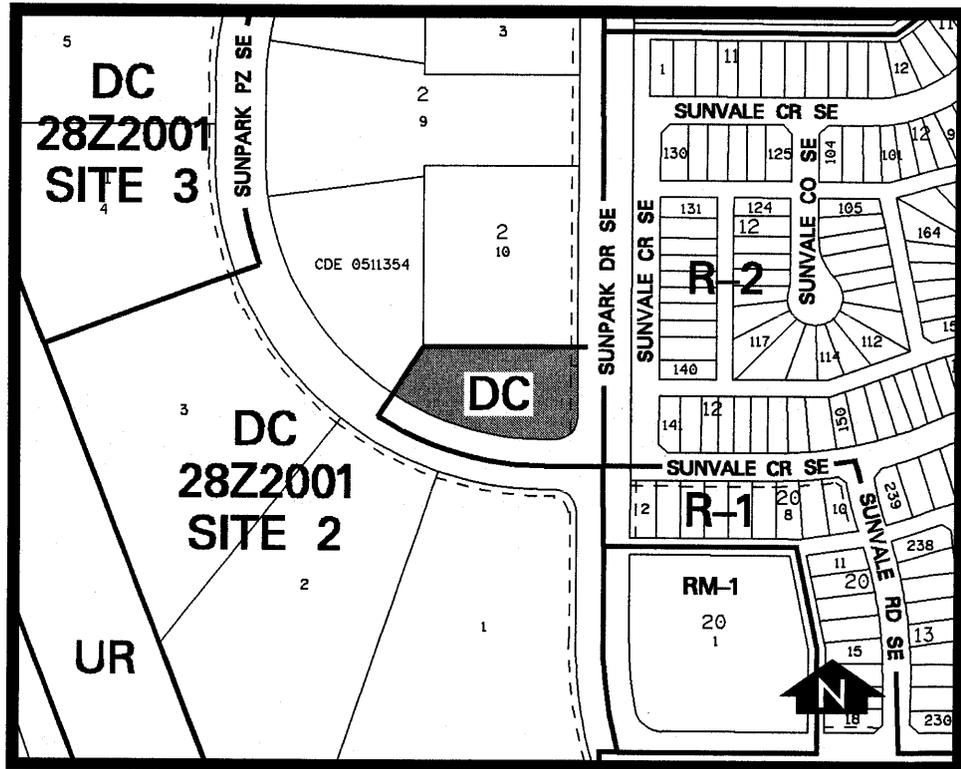
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**SCHEDULE A**



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## SCHEDULE B



### DC DIRECT CONTROL DISTRICT

#### 1. PERMITTED USES

Essential public services  
Parks and playgrounds  
Utilities

The following uses shall be permitted in existing buildings except where the site abuts a residential district or a PE Public Park, School and Recreation District:

Cleaning, servicing, testing or repairing  
Laboratories (C.U.)  
Manufacturing, fabricating, processing, assembly, disassembly, production or packaging of materials, goods or products

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### SCHEDULE B

CONTINUED

Mechanical Reproduction & Printing Establishments  
Motion picture production facilities (C.U.)  
Offices (C.U.)  
Radio and television studios

#### 2. PERMITTED USE RULES

The General Rules for Industrial Districts contained in Section 43 of Bylaw 2P80 and the Permitted Use Rules of the I-2 General Light Industrial District shall apply unless otherwise noted below:

(a) Essential Public Services

For purposes of calculating the ratio of Employment Use to Support Commercial Use in Section 4 (c) of this Bylaw under the heading "Site 2", Essential Public Services shall be considered "Employment Uses".

(b) Building Height

A maximum of 4 storeys

(c) Floor Area Ratio

A maximum of 1.5 times the site area.

(d) Side Yard

A minimum width of 1.2 metres, except a minimum width of 6 metres where a side yard is used to provide vehicular access to the rear of a property.

(e) Rear Yard

A minimum depth of 1.2 metres, except a minimum depth of 6 metres, or a depth equal to half the height of the principal building, whichever is greater, where a rear yard abuts a residential district.

(f) Minimum Lot Size

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### SCHEDULE B

#### CONTINUED

A minimum of 0.4 hectares.

(g) Parking

In addition to the requirements of Section 18 of Bylaw 2P80, all parking or vehicular movement areas shall be a minimum of 1.5 metres from sideyard property lines and paved and drained to the satisfaction of the Approving Authority.

(h) Loading

In addition to the requirements of Section 18 of Bylaw 2P80, any loading area visible from a public thoroughfare shall be screened, to the satisfaction of the Approving Authority.

(i) Equipment Screening

All roof top mechanical equipment shall be screened from public view or enclosed to the satisfaction of the Approving Authority.

#### 3. DISCRETIONARY USES

(a) The Permitted Uses contained in Section 1 of this Bylaw except for Essential public services, Parks and Playgrounds, and Utilities, shall be Discretionary Uses:

(i) in new buildings; and

(ii) in existing buildings on sites that abut a residential district or a PE Public Park, School and Recreation District.

(b) In addition to the above, the following shall be Discretionary Uses. For purposes of this Bylaw, "Employment Uses" shall include those uses identified as Permitted Uses in Section 1 of this Bylaw, (whether or not such uses are in existing or new buildings and whether or not the site abuts a residential district or PE Public Park, School and Recreation District), except for Parks and Playgrounds and Utilities, and those identified below as Employment Uses, and "Support Commercial Uses" shall include those uses identified below as Support Commercial Uses:

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**SCHEDULE B**

CONTINUED

<b>LAND USES</b>	<b>EMPLOYMENT USE</b>	<b>SUPPORT COMMERCIAL USE</b>
Accessory Food Services		√
Ancillary Commercial Uses	√	
Athletic and Recreational Facilities		√
Child Care Facilities		√
Commercial Schools	√	
Custodial Quarters	√	
Financial Institutions		√
Grocery Stores		√
Medical Clinics	√	
Outdoor Café		√
Personal Service Business		√
Private Clubs and Organizations		√
Public and Quasi-Public Buildings	√	
Restaurant Licenced /Drinking Establishments		√
Restaurant-Food Service Only		√
Retail Stores		√
Signs - Class 1		
Signs - Class 2 (Freestanding ID only)		
Take Out Food Service		√
University, Colleges and Provincial Training Centres	√	
Veterinary Clinics	√	

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### SCHEDULE B

CONTINUED

#### 4. DISCRETIONARY USE RULES

The General Rules for Industrial Districts contained in Section 43 of Bylaw 2P80 and the Permitted Use Rules contained in Section 2 of this Bylaw shall apply unless otherwise noted below:

(a) Principal Use

The principal use shall be an Employment Use.

(b) Support Commercial Uses

(i) Support Commercial Uses may occupy up to 10 percent of the gross floor area of the Employment Use or 929 square metres, whichever is greater.

(ii) The maximum size of any single Support Commercial Use shall be 465 square metres with the exception of child care facilities, athletic and recreational facilities, restaurant/drinking establishments, restaurant-food service only, and financial institutions which may occupy a maximum gross floor area of 929 square metres.

(iii) All Support Commercial Uses shall be within a mixed use multi-storey building.

(c) Ratio of Employment Use to Support Commercial Use

The total gross floor area of Employment Uses shall be at a minimum ratio of 9:1 to the total gross floor area of Support Commercial Uses.

(d) Parking – Support Commercial Use

Parking for Support Commercial Uses shall be at the same rate as the principal use. If the site abuts, or is separated by an intervening street from, a residential district, a freeway, an expressway or a major street, then the parking rate as set out in Section 18 of Bylaw 2P80 shall apply.