

BYLAW NO. 51Z2006

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment LOC2005-0119)**

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 11th DAY OF DECEMBER, 2006.

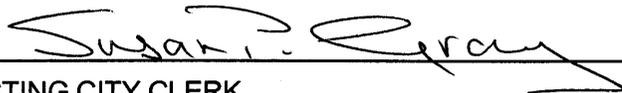
READ A SECOND TIME AS AMENDED THIS 08TH DAY OF JANUARY, 2007.

READ A THIRD TIME AS AMENDED THIS 08TH DAY OF JANUARY, 2007.



MAYOR

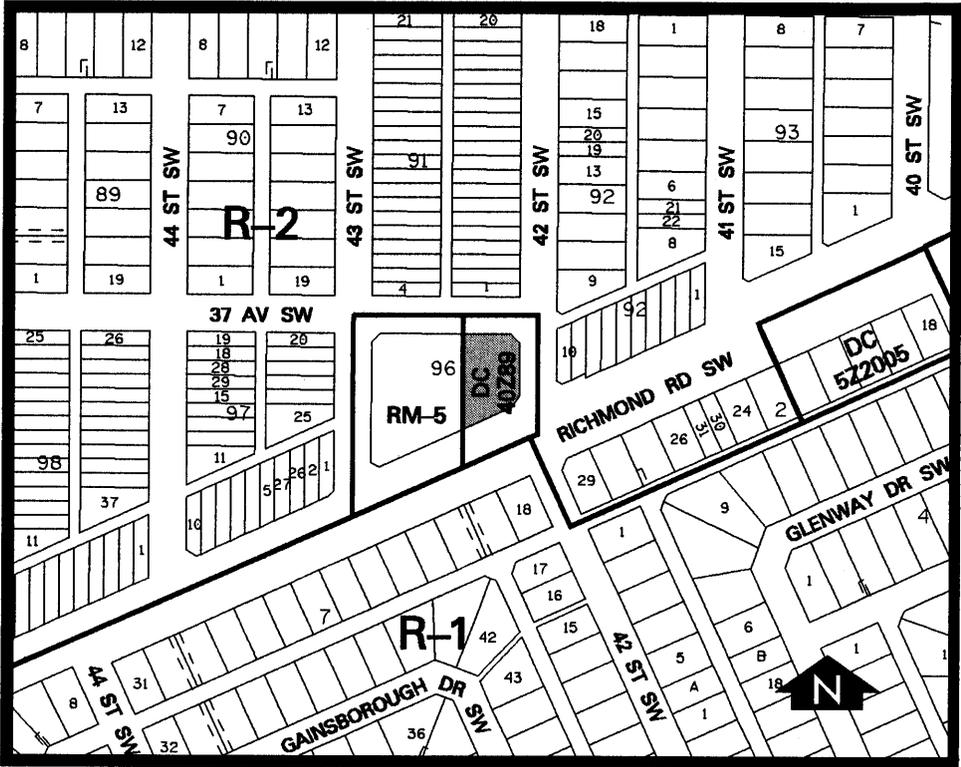
DATED THIS 08TH DAY OF JANUARY, 2007



ACTING CITY CLERK

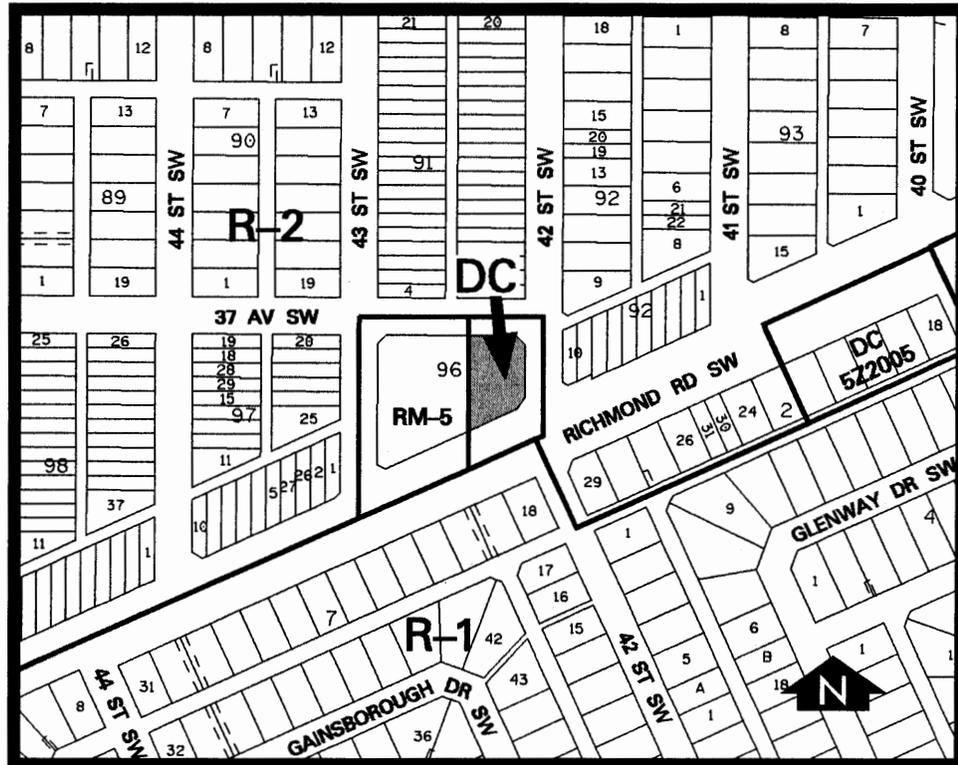
Amendment LOC2005-0119 Bylaw 51Z2006

SCHEDULE A



Amendment LOC2005-0119 Bylaw 51Z2006

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The land use shall be for medical clinics and offices both as 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 and Discretionary Rules of the C-1 Local Commercial District shall apply to the Discretionary Uses, unless otherwise noted below:

(a) Side Yards

The west yard shall be a minimum of 3 metres

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SCHEDULE B

CONTINUED

(b) Landscaped Area

- (i) A minimum of 40 percent of the total site area plus all City boulevards shall be landscaped; and
- (ii) Landscaped screening of the parking lot from adjacent residential development shall be provided to the satisfaction of the Approving Authority.

(c) Basement Level

- (i) Medical clinics and offices shall only be located on the first and second storeys; and
- (ii) Any basement level shall be used for storage or those uses that do not generate additional parking demand.

(d) Access

There shall be no direct vehicular access to or from Richmond Road SW.

(e) Parking

Parking shall be provided primarily underground.