

BYLAW NO. 89Z2006

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment LOC2006-0008)**

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;

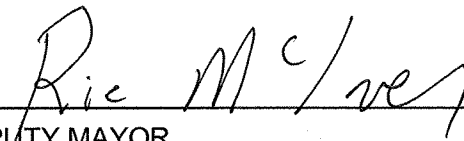
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 18th DAY OF SEPTEMBER, 2006.

READ A SECOND TIME THIS 18th DAY OF SEPTEMBER, 2006.

READ A THIRD TIME THIS 18th DAY OF SEPTEMBER, 2006.



DEPUTY MAYOR

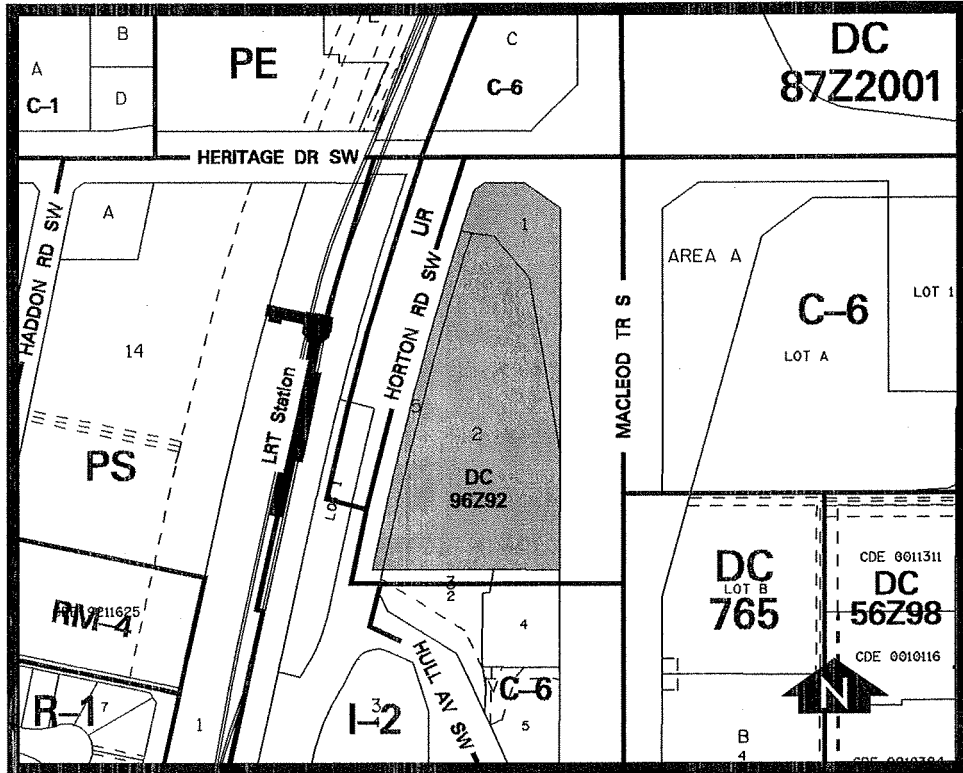
SIGNED THIS 18th DAY OF SEPTEMBER, 2006.



ACTING CITY CLERK

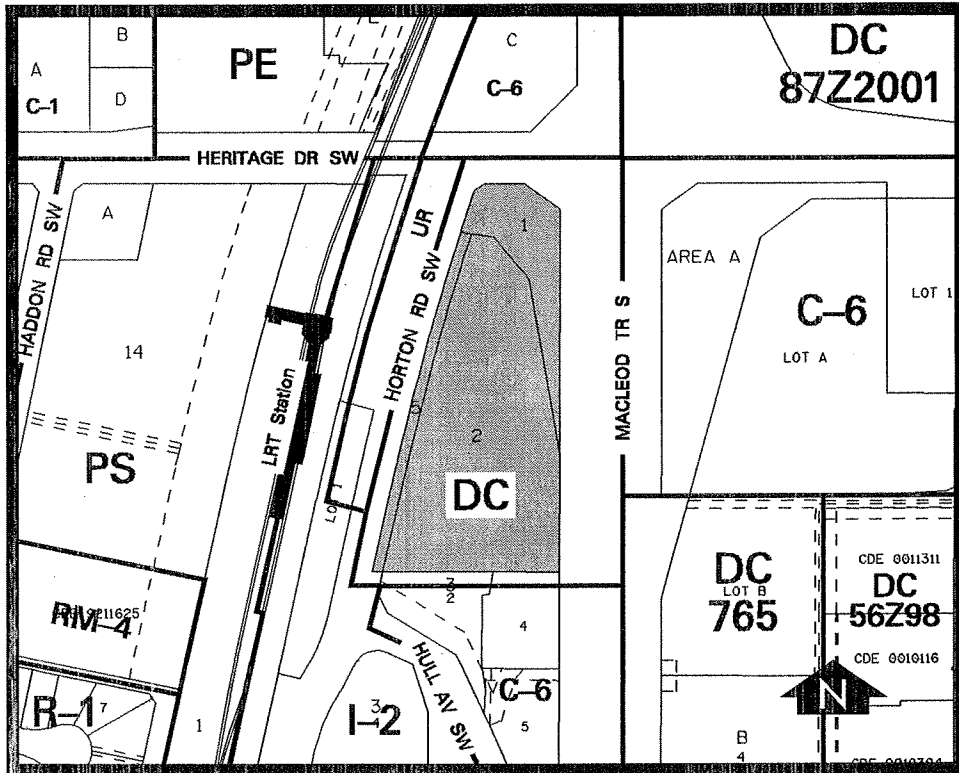
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SCHEDULE A



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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.

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 Discretionary Use Rules, unless otherwise noted below:

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SCHEDULE B

CONTINUED

(a) Building Height

A maximum of 46 metres measured at the curb line of Macleod Trail SW.

(b) Gross Floor Area

The area of parking structures shall not be included in the calculation of F.A.R. to a maximum of 1 F.A.R.

(c) Accessory Food Services

The requirements of Section 38(5)(b.1)(i) of Bylaw 2P80 do not apply.

(d) Pedestrian Connections

(i) Prior to approval of a development permit application, the developer shall enter into a special development agreement with The City of Calgary to either construct or provide the design and construction costs associated with an above grade pedestrian connection over Horton Road SW as necessitated by the development;

(ii) The development shall make provisions for a public pedestrian connection from and through the development connecting to the Heritage LRT Station;and

(iii) Pedestrian connections shall provide for both vertical and horizontal connections as may be determined at the time of a development permit

all to the satisfaction of the Approving Authority.

(e) Vehicular Access

(i) Vehicular access to Macleod Trail SW from the site shall be limited to right-in/right-out movements only; and

(ii) Vehicular access to Horton Road SW from the site shall be limited to one all-turns access point towards the north end of the site, and one restricted access point (right-in/right-out movements only) towards the south end of the

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SCHEDULE B

CONTINUED

may be reviewed in conjunction with a development permit for the site or any portion thereof to the satisfaction of the Approving Authority.

(f) Pedestrian Environment

All building elevations and portions of ground and second floor plans and landscaping features fronting Horton Road SW, shall be developed with particular attention to enhancing the pedestrian streetscapes.

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ADVERTISED IN The Calgary Herald ON Thurs. Aug. 24, 2006

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HAYSBORO

To redesignate the land located at 8306 Horton Rd. S.W. (Plan 2904HQ, Blocks 1, 2, and 5) from DC Direct Control District to DC Direct Control District to accommodate office development and other general commercial related uses.