

BYLAW NO. 14Z2007

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment LOC2006-0090)**

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.

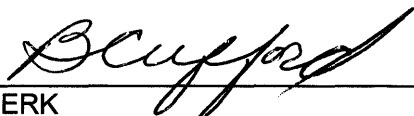
READ A FIRST TIME THIS 8th DAY OF JANUARY, 2007.

READ A SECOND TIME THIS 8th DAY OF JANUARY, 2007.

READ A THIRD TIME THIS 16th DAY OF JULY, 2007.



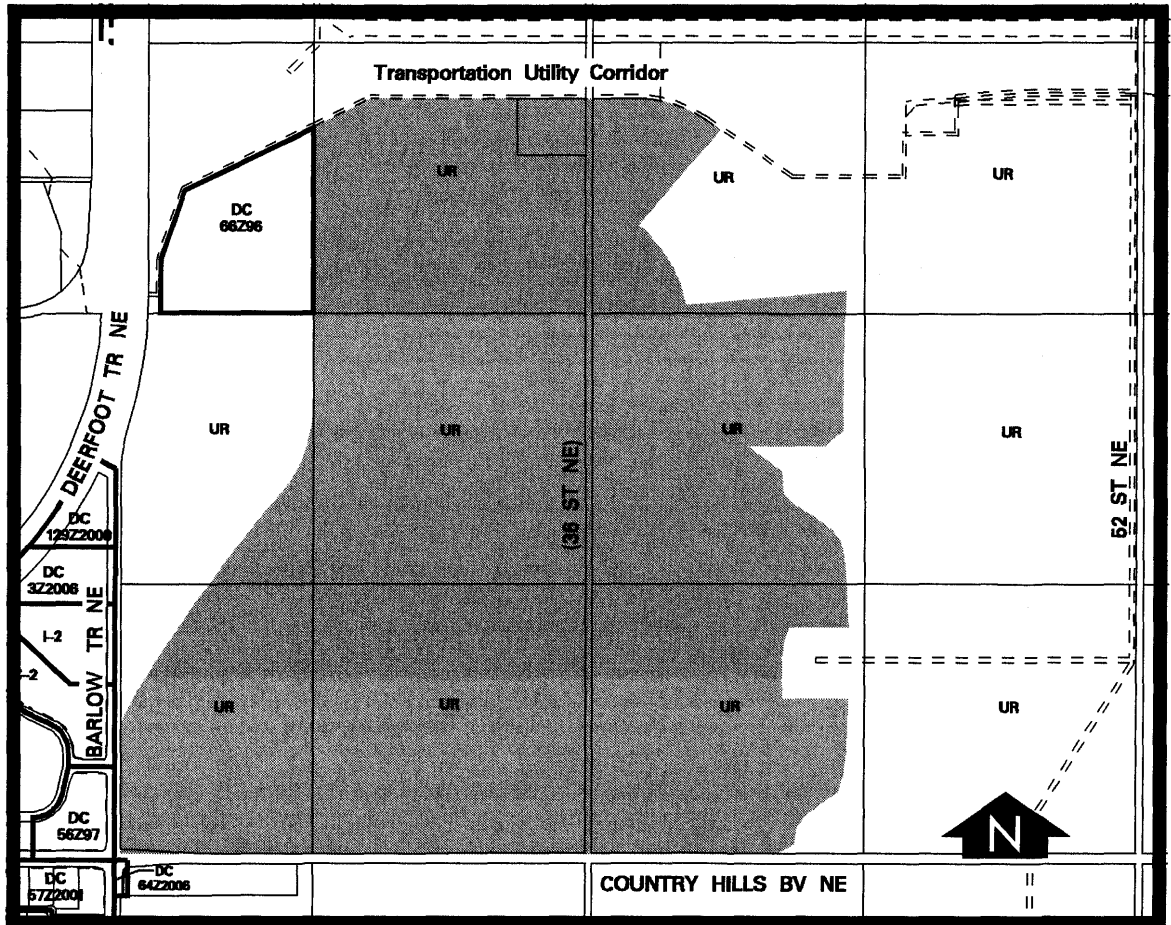
MAYOR
SIGNED THIS 16th DAY OF JULY, 2007.



ACTING CITY CLERK
SIGNED THIS 16th DAY OF JULY, 2007.

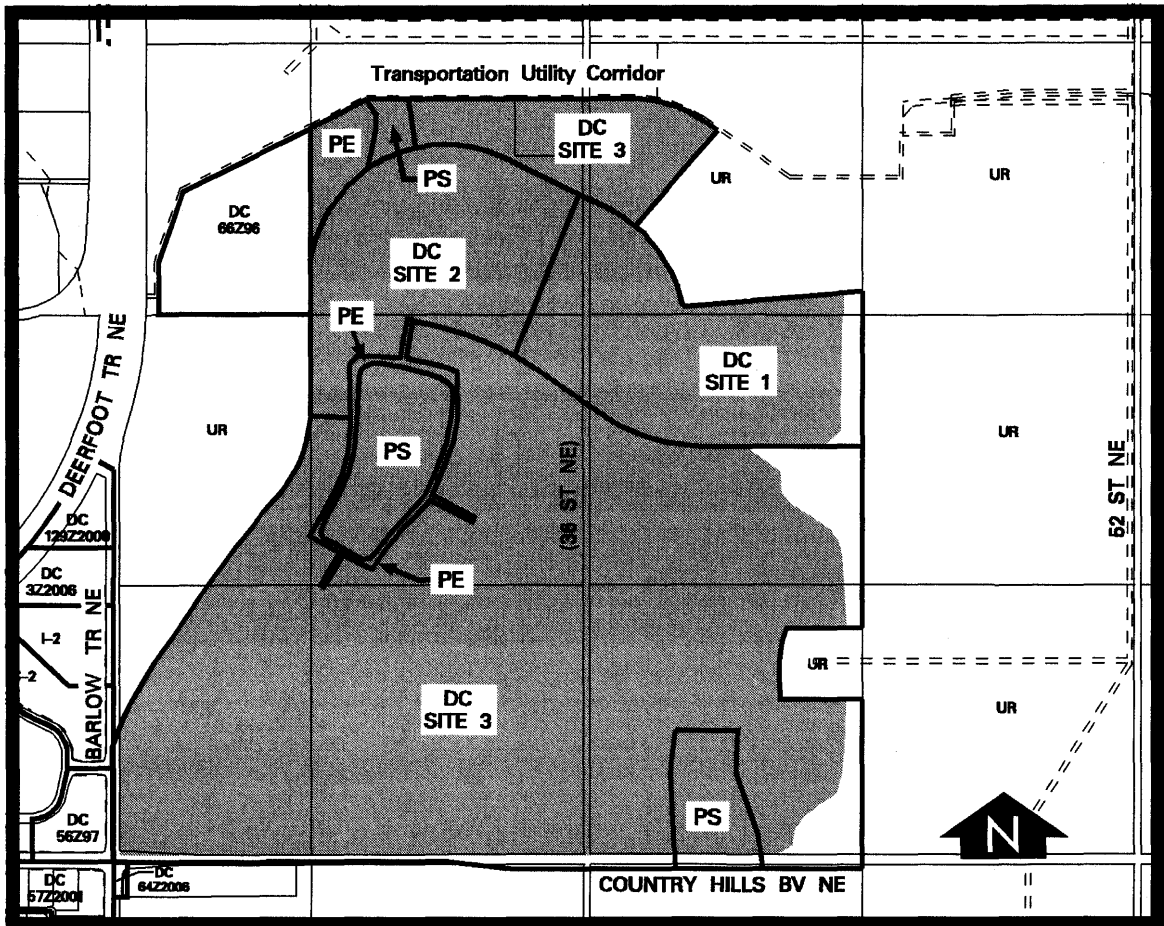
Amendment LOC2006-0090 Bylaw 14Z2007

SCHEDULE A



Amendment LOC2006-0090 Bylaw 14Z2007

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Site 1 – 40.48 hectares \pm (100.02 acres \pm):

1. Land Use

The Permitted and Discretionary uses of the C-5 Shopping Centre Commercial District shall be the Permitted and Discretionary Uses respectively with the additional Discretionary uses of:

Automotive sales and rentals
Shopping Centres, regional

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SCHEDULE B

CONTINUED

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-5 Shopping Centre Commercial District shall apply to Permitted Uses and the Discretionary Use Rules of the C-5 Shopping Centre Commercial District shall apply to Discretionary Uses unless otherwise noted below:

(a) Gross Floor Area

Notwithstanding Section 39(5)(c) and 39(5)(c.1), the maximum Floor Area Ratio (FAR) shall be 0.23.

(b) Parking

A minimum of 4.5 parking stalls per 100 square metres of Net Floor Area shall be provided.

(c) Building Design

(i) Front facades shall incorporate architectural details that add visual interest and de-emphasize the building mass and scale to the satisfaction of the Approving Authority;

(ii) All facades visible from Stoney Trail NE or Métis Trail NE and visible to the public from within Site 1 of this Bylaw shall be architecturally treated to a similar standard as the front façade;

(iii) Loading areas, ancillary storage, utility metres, outdoor storage, garbage collection or compaction, or other such services shall be incorporated into the overall design of the buildings and landscaping so that the visual and acoustic impacts are screened and minimized from within the commercial center and Stoney Trail NE or Métis Trail NE;

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SCHEDULE B

CONTINUED

- (iv) Seasonal merchandising, sales, or display may be allowed where:
 - (A) It can be demonstrated that the activities will not have an adverse impact on pedestrian movements along the pedestrian space providing access to the buildings; and
 - (B) The location and design of outdoor storage and seasonal merchandising shall be to the satisfaction of the Approving Authority.

- (d) Parking Lot Landscaping
 - (i) In addition to the requirements of Section 33 of Bylaw 2P80, 1.85 square metres of additional landscaping shall be provided per parking stall with a minimum of one tree per 15 parking stalls; and
 - (ii) The additional landscaping mentioned in 2(d)(i) above, may be hard landscaping where, to the satisfaction of the Approving Authority, the landscaping provided serves to reduce the visual impact of the parking lot or is deemed to be a public amenity space.

- (e) Pedestrian Connections
 - (i) Walking distances between building entrances shall be minimized where possible;
 - (ii) A continuous pedestrian route between buildings shall be achieved through the use of sidewalks or clearly defined walkways; and
 - (iii) All pedestrian connections should be enhanced where possible and appropriate through the use of architectural streetscape elements which may include but are not limited to decorative walls, colonnades, archways, landscaping and special walkway lighting.

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SCHEDULE B

CONTINUED

(f) Sustainable Site and Building Design

In conjunction for each development permit for a Shopping Centre, plans and information shall be submitted showing:

- (i) the pedestrian network for the site and the surrounding lands;
- (ii) the Best Management Practices to be incorporated into the site and building design; and
- (iii) the green building technologies to be incorporated into the building design.

Site 2 35.71 ha ± (88.23 ac ±)

1. Land Use

The Permitted and Discretionary Uses of the I-2 General Light Industrial District shall be the Permitted and Discretionary Uses respectively excluding:

Liquor stores

2. Development Guidelines

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

(a) Building Height

A maximum of 27 metres; and

(b) Outdoor Storage

No outdoor storage shall be permitted along Stoney Trail NE or Métis Trail NE.

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SCHEDULE B

CONTINUED

(c) Sustainable Site and Building Design

In conjunction for each development permit for a Shopping Centre, plans and information shall be submitted showing:

- (i) the pedestrian network for the site and the surrounding lands;
- (ii) the Best Management Practices to be incorporated into the site and building design; and
- (iii) the green building technologies to be incorporated into the building design.

Site 3 – 220.95 hectares \pm (545.94 acres \pm)

3. Land Use

The Permitted and Discretionary Uses of the I-2 General Light Industrial District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively excluding:

Offices
Liquor stores

4. Development Guidelines

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

(a) Outdoor Storage

No outdoor storage shall be permitted along Stoney Trail NE or Métis Trail NE.

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SCHEDULE B

CONTINUED

(b) Sustainable Site and Building Design

In conjunction for each development permit for a Shopping Centre, plans and information shall be submitted showing:

- (i)** the pedestrian network for the site and the surrounding lands;
- (ii)** the Best Management Practices to be incorporated into the site and building design; and
- (iii)** the green building technologies to be incorporated into the building design.

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ADVERTISED IN Calgary Herald **ON** Dec 14/06

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STONEY 3

To redesignate the land located on a portion of 4041 Country Hills Blvd. N.E. and a portion of 10010 - 36 St. N.E. (Portion of the W ½ 22-25-29-4) from UR Urban Reserve District to PS Public Service District, PE Public Parks, School and Recreation District and DC Direct Control District to accommodate a commercial centre and light industrial uses.

TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/14Z2007

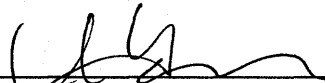
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APPROVED AS TO CONTENT



HEAD - ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM

 DEC 15/06

CITY SOLICITOR

BUDGET PROGRAM NO.
(if applicable)

DATE OF COUNCIL INSTRUCTION
(if applicable)
