

BYLAW NO. 3Z2007

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment LOC2006-0032)**

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;

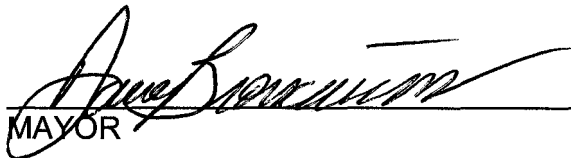
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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.

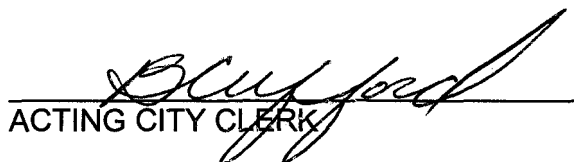
READ A FIRST TIME THIS 8TH DAY OF JANUARY, 2007.

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

READ A THIRD TIME THIS 8TH DAY OF MAY, 2007.

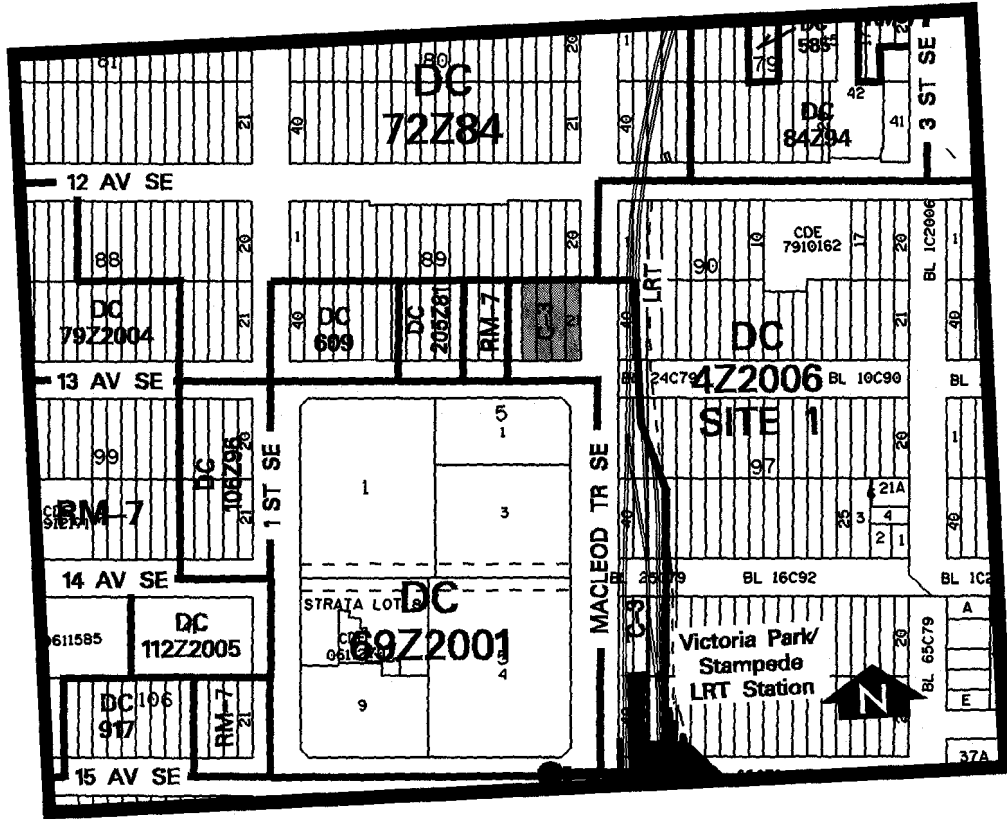

MAYOR

DATED THIS 8TH DAY OF MAY, 2007.


ACTING CITY CLERK

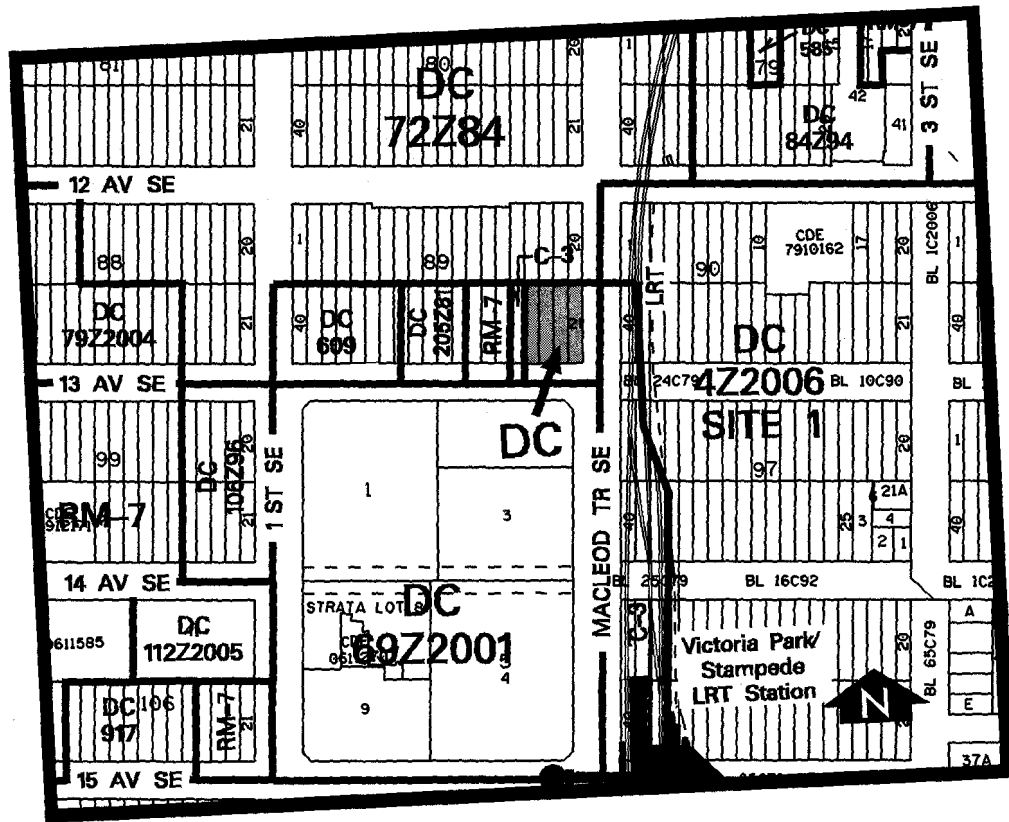
Amendment LOC2006-0032 Bylaw 3Z2007

SCHEDULE A



Amendment LOC2006-0032 Bylaw 3Z2007

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the CM-2 Downtown Business District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively, except for the following:

- (a) Live-work units (N.P.) shall be a Discretionary Use; and
- (b) the following uses shall be deleted:

Amusement Arcades
Automotive services
Automotive specialties

Amendment LOC2006-0032 Bylaw 3Z2007

SCHEDULE B

CONTINUED

Billiard Parlours
Gaming Establishment -- Bingo
Signs – Class 2.

For the purpose of this Bylaw, “live-work unit” means a type of dwelling unit used by the resident for working and living purposes that may include, but is not limited to offices, personal service businesses and the selling of goods produced on site.

2. Development Guidelines

The General Rules for Downtown Districts contained in Section 42.1 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of the CM-2 Downtown Business District shall apply to Permitted Uses and the Discretionary Use Rules of the CM-2 Downtown Business District shall apply to Discretionary Uses, unless otherwise noted below:

(a) Gross Floor Area

- (i) A base of up to 5.0 F.A.R. for commercial development;
- (ii) A base of up to 8.0 FAR for residential/mixed use development; and
- (iii) FAR may be increased from 5.0 FAR to a maximum of 8.0 FAR for commercial development, and from 8.0 FAR to a maximum of 12.0 FAR for residential/mixed use development in accordance with the bonus provisions contained within the Beltline Area Redevelopment Plan as amended by Council from time to time.

(b) Existing Uses

Any use approved by the Approving Authority and existing as of the date of passage of this Bylaw, shall be deemed to be a Discretionary Use but if that use is discontinued for a period of six consecutive months or more, any future use of the land shall conform with the uses specified in this Bylaw.

Amendment LOC2006-0032

Bylaw 3Z2007

SCHEDULE B

CONTINUED

(c) Yards

- (i) A minimum yard of 1.5 metres adjacent to Macleod Trail South;
- (ii) A minimum yard of 3.0 metres adjacent to 13 Avenue SE; and
- (iii) No other yards required.

(d) Parking

- (i) A minimum of 0.9 stalls for each residential and live-work unit;
- (ii) A minimum of 0.15 visitor parking stalls per residential unit unless a lesser amount is demonstrated sufficient to the satisfaction of the Approving Authority;
- (iii) 1 stall per 90 square metres of net floor area for office uses; and
- (iv) All other uses shall provide 1 stall per 100 square metres of net floor area.

(e) Building Design

All uses at grade shall be street oriented and include entrances at grade directly fronting the public street.

(f) Landscaping

- (i) A minimum of 35 per cent of the site area plus all public boulevards shall be landscaped;
- (ii) Landscaped areas contained either at grade or at the top of a podium shall be counted towards the 35 per cent landscaping requirement; and
- (iii) All areas at grade that are not covered by building or driveway access shall be landscaped.

(g) Building Height

No maximum height.

Amendment LOC2006-0032

Bylaw 3Z2007

SCHEDULE B

CONTINUED

- (h) Guidelines for Commercial Uses
 - (i) No commercial use shall be located on the same storey as, or above a residential use; and
 - (ii) Except for live-work units, commercial uses shall have separate entry from that of the residential component of the building.
- (i) Live-Work Units
 - (i) Live-work units shall be limited to those uses that do not create a nuisance by the 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 of the live-work unit;
 - (ii) The working area shall not exceed 50 percent of the total floor area;
 - (iii) A maximum of one non-resident employees or business partners may work on site;
 - (iv) Signage is limited to the interior of the building;
 - (v) No aspect of the operation shall be visible from outside the building;
 - (vi) There shall be no outside storage of material, goods or equipment on, or immediately adjacent to the site;
 - (vii) A sign shall be erected and maintained within the building, sufficiently visible to the satisfaction of the Development Authority, indicating that live-work units are allowable within the development;
 - (viii) No live-work unit shall be located on the same story as a purely residential use; and
 - (ix) No live-work unit shall be located on a story above a purely residential use.

Amendment LOC2006-0032 Bylaw 3Z2007

SCHEDULE B

CONTINUED

(j) **Outdoor Cafe**

The use of outdoor speaker system(s) is prohibited.

(k) **Drinking Establishment**

A maximum net floor area of 100 square metres.

(l) **Recycling Facilities**

Comprehensive recycling facilities shall be provided to the satisfaction of the Approving Authority.

TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/3Z2007

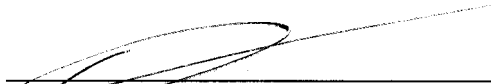
=====

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)

BYLAW NO. 372007

ADVERTISED IN Calgary Herald ON Dec 14/06

3 BYLAW 322007
BELTLINE
To redesignate the land located at 234 - 13 Ave. S.E. and 1227 Macleod Tr. S.E. (Plan C; Block 89, Lots 23 and 24) from C-3 General Commercial District to DC Direct Control District to accommodate high-density commercial and/or residential development.