

BYLAW NO. 37D2008

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2008-0016)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 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;

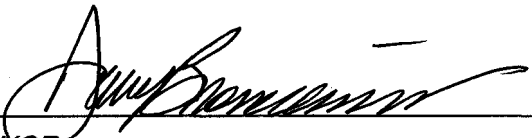
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Maps shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Maps 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 June 1, 2008.

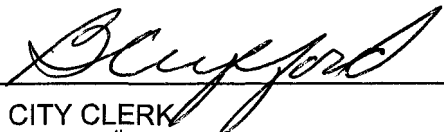
READ A FIRST TIME THIS 12th DAY OF MAY, 2008.

READ A SECOND TIME THIS 12th DAY OF MAY, 2008.

READ A THIRD TIME THIS 12th DAY OF MAY, 2008.



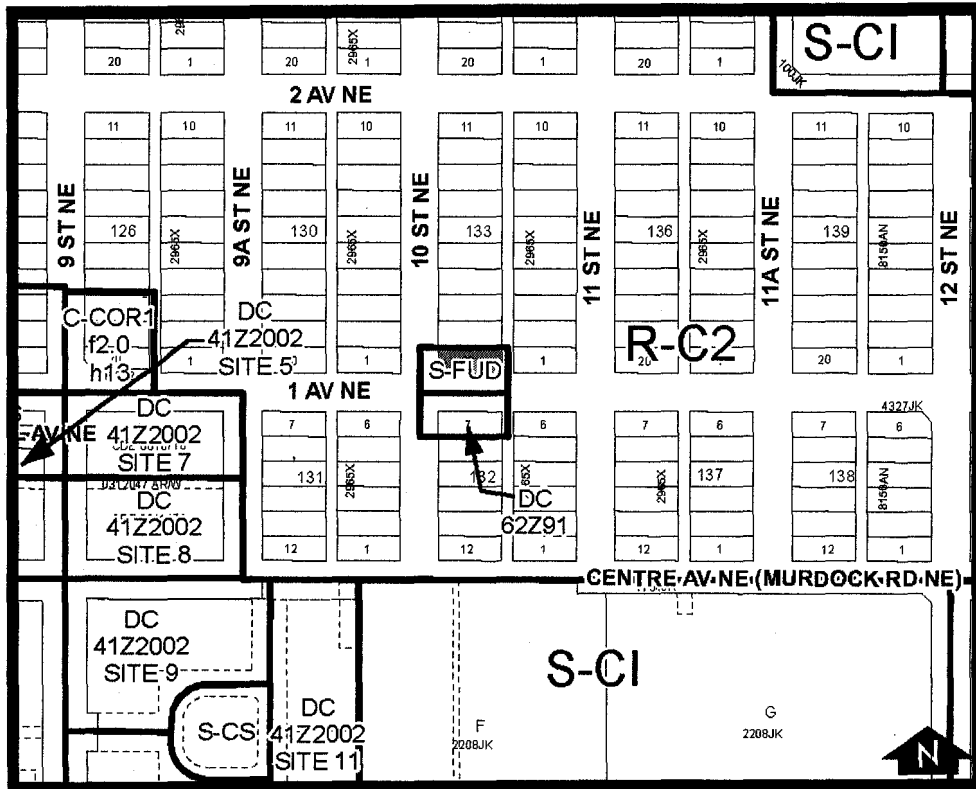
MAYOR
SIGNED THIS 12th DAY OF MAY, 2008.



ACTING CITY CLERK
SIGNED THIS 12th DAY OF MAY, 2008.

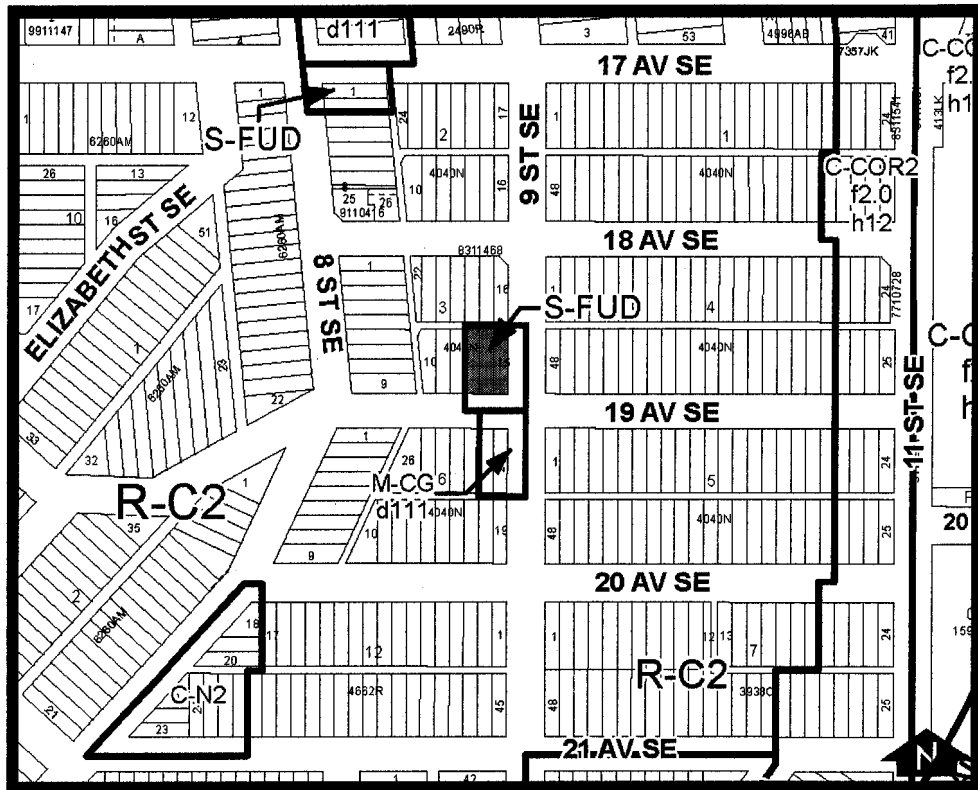
Amendment LOC2008-0016 Bylaw 37D2008

SCHEDULE A



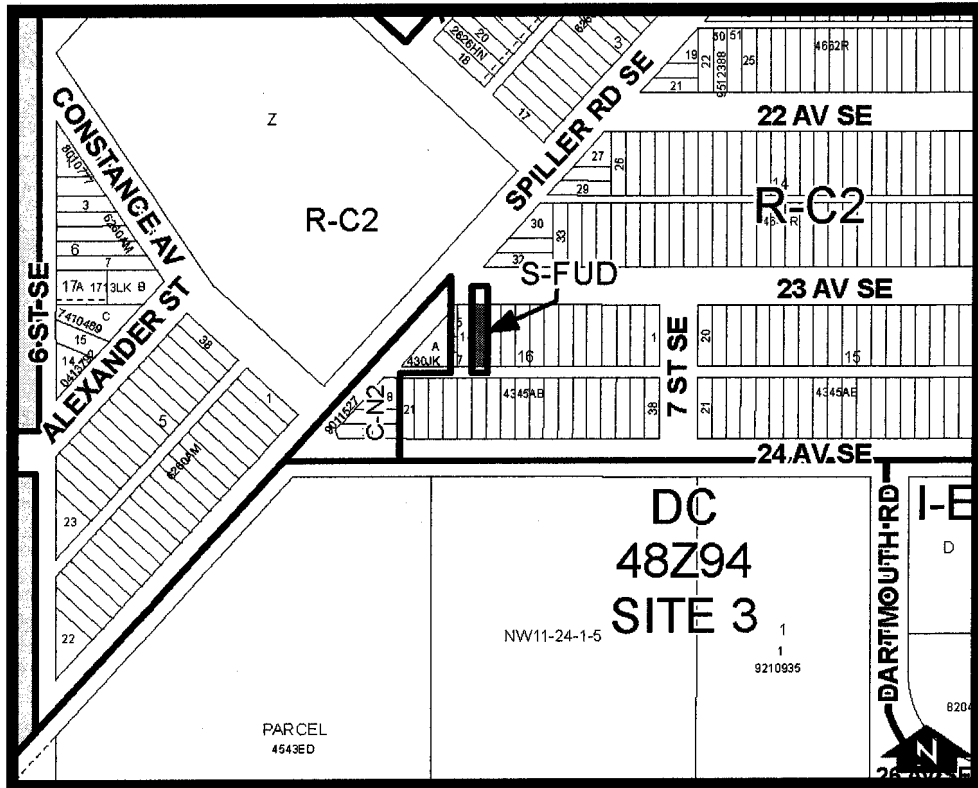
Amendment LOC2008-0016 Bylaw 37D2008

SCHEDULE A



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SCHEDULE A



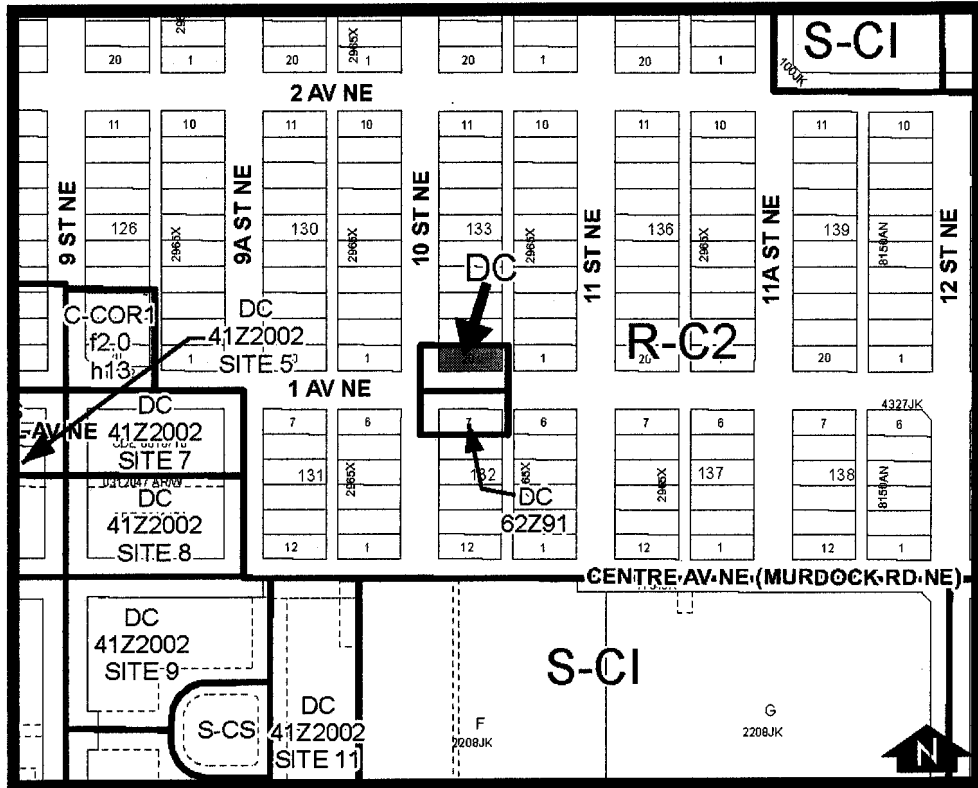
Amendment LOC2008-0016 Bylaw 37D2008

SCHEDULE A



Amendment LOC2008-0016 Bylaw 37D2008

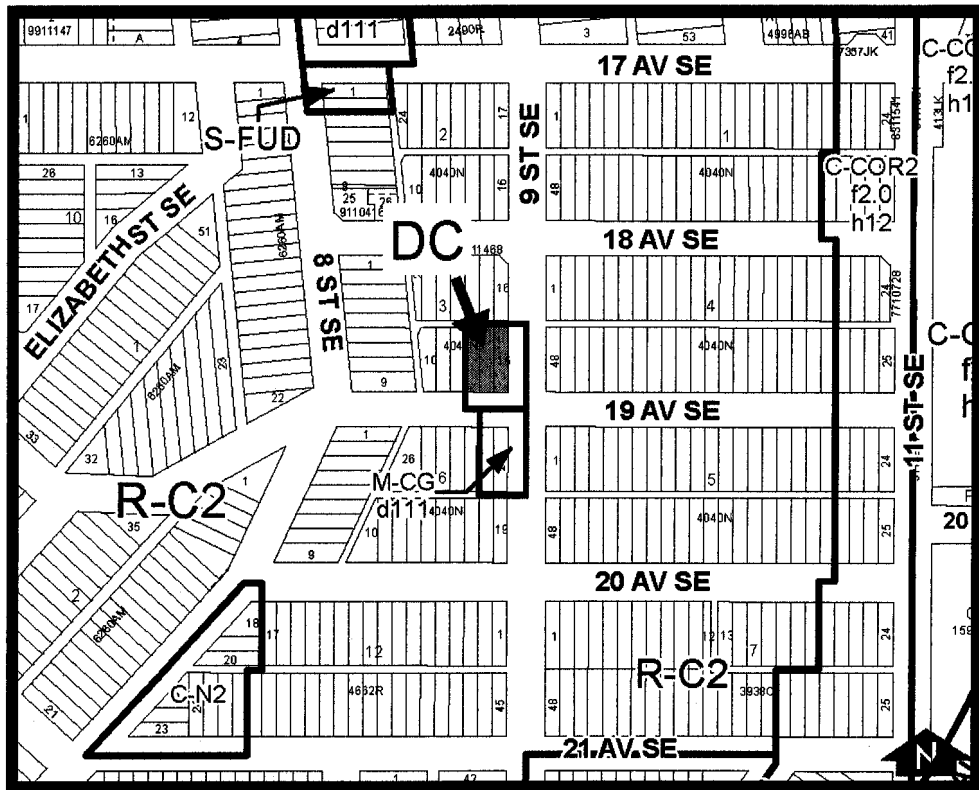
SCHEDULE B



Amendment LOC2008-0016 Bylaw 37D2008

SCHEDULE B

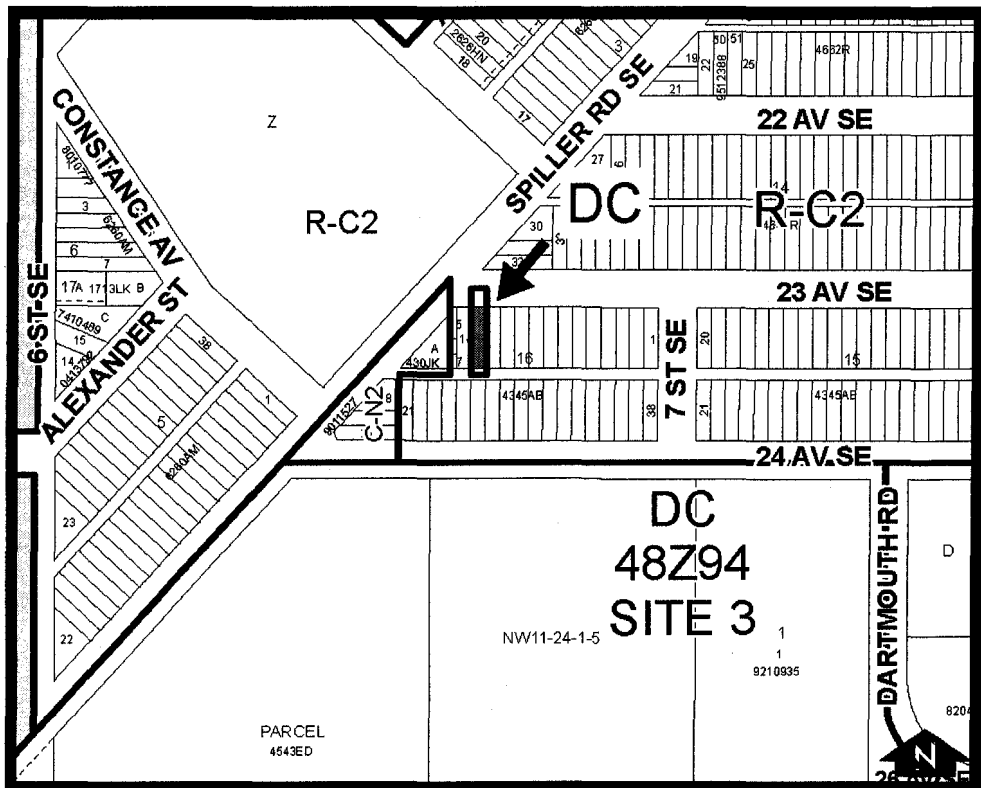
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Amendment LOC2008-0016 Bylaw 37D2008

SCHEDULE B

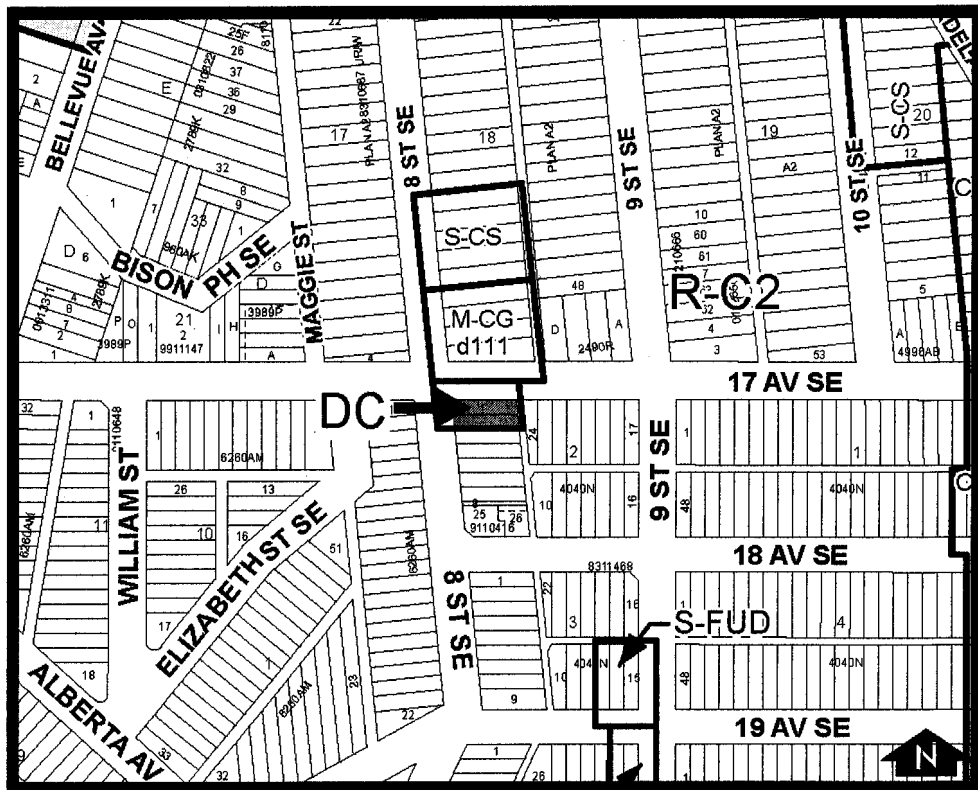
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SCHEDULE B

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DC DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to:
 - (a) provide for a **Convenience Food Store** to serve the immediate neighbourhood; and
 - (b) the opportunity for **Dwelling Units** to occur in the same *building* that contains a **Convenience Food Store**.

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SCHEDULE B

CONTINUED

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

- 3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Permitted Uses

- 4 The following *uses* are *permitted uses* in this Direct Control District:

- (a) Home Occupation – Class 1;
- (b) Park;
- (c) Protective and Emergency Services;
- (d) Sign – Class A;
- (e) Sign – Class B;
- (f) Sign – Class D; and
- (g) Utilities.

Discretionary Uses

- 5 The following *uses* are *discretionary uses* in this Direct Control District:

- (a) Convenience Food Store;
- (b) Dwelling Unit;
- (c) Home Occupation – Class 2;

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SCHEDULE B

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- (d) Power Generation Facility – Small;
- (e) Power Generation Facility – Medium;
- (f) Sign – Class C;
- (g) Sign – Class E;
- (h) Special Function Tent – Commercial; and
- (i) Utility Building.

Bylaw 1P2007 District Rules

- 6 Unless otherwise specified, the General Rules for Commercial Land Use Districts of Bylaw 1P2007 apply to this Direct Control District.

Parcel Area

- 7 The maximum area of a *parcel* is 560.0 square metres.

Parcel Coverage

- 8 The maximum *parcel coverage* is 45.0 percent.

Building Height

- 9 The maximum *building height* is 10.0 metres.

Location of Uses

- 10 A **Convenience Food Store** must only be located on the floor closest to *grade*.

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Use Rules

- 11 **Dwelling Units** are allowed only;
- (a) in a **building** that contains a **Convenience Food Store**; and
 - (b) if the **Dwelling Units** have an entrance from **grade** separate from the **public entrance** to the **Convenience Food Store**.

Setback Areas

- 12 (1) The **front setback area** must have a minimum depth of 3.0 metres.
- (2) The **side setback area** must have a minimum depth of 1.2 metres.
- (3) The **rear setback area** must have a minimum depth of 7.5 metres.

Landscaping in Setback Areas

- 13 (1) All **setback areas** on a **parcel**, not including those portions specifically required for motor vehicle access, sidewalks, or any other purpose allowed by the **Development Authority**, must be a **soft surfaced landscaped area**; and
- (2) Where a **setback area** shares a **property line** with a **street**, or **parcel** designated as a **residential district**, the **setback area** must provide a minimum of:
- (a) 1.0 trees and 2.0 shrubs for every 30.0 square meters; or
 - (b) 1.0 trees and 2.0 shrubs for every 50.0 square meters, where irrigation is provided by a **low water irrigation system**.

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SCHEDULE B

CONTINUED

Minimum Required Motor Vehicle Parking Stalls

14 The minimum number of required *motor vehicle parking stalls* for a;

- (a) **Convenience Food Store** is 2.0 stalls per 100.0 square metres of *gross usable floor area*; and
- (b) **Dwelling Unit** is 1.0 stalls per *unit*.

Location of Parking

15 Parking areas must be located to the rear of the *building*.

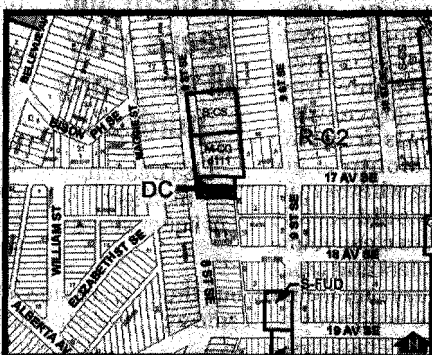
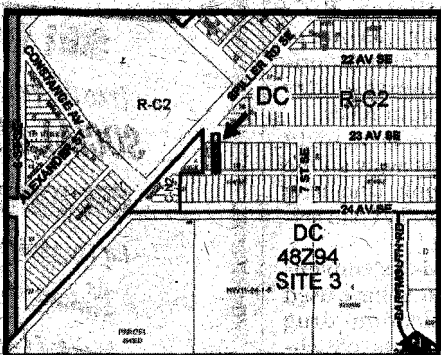
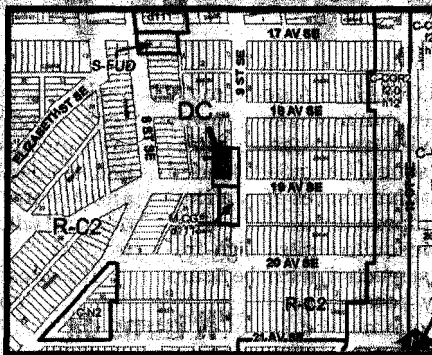
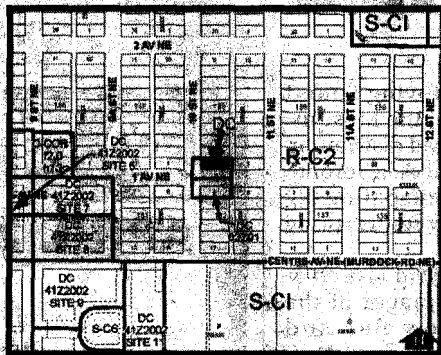
Outdoor Storage

16 A **Convenience Food Store** must not have any outside storage.

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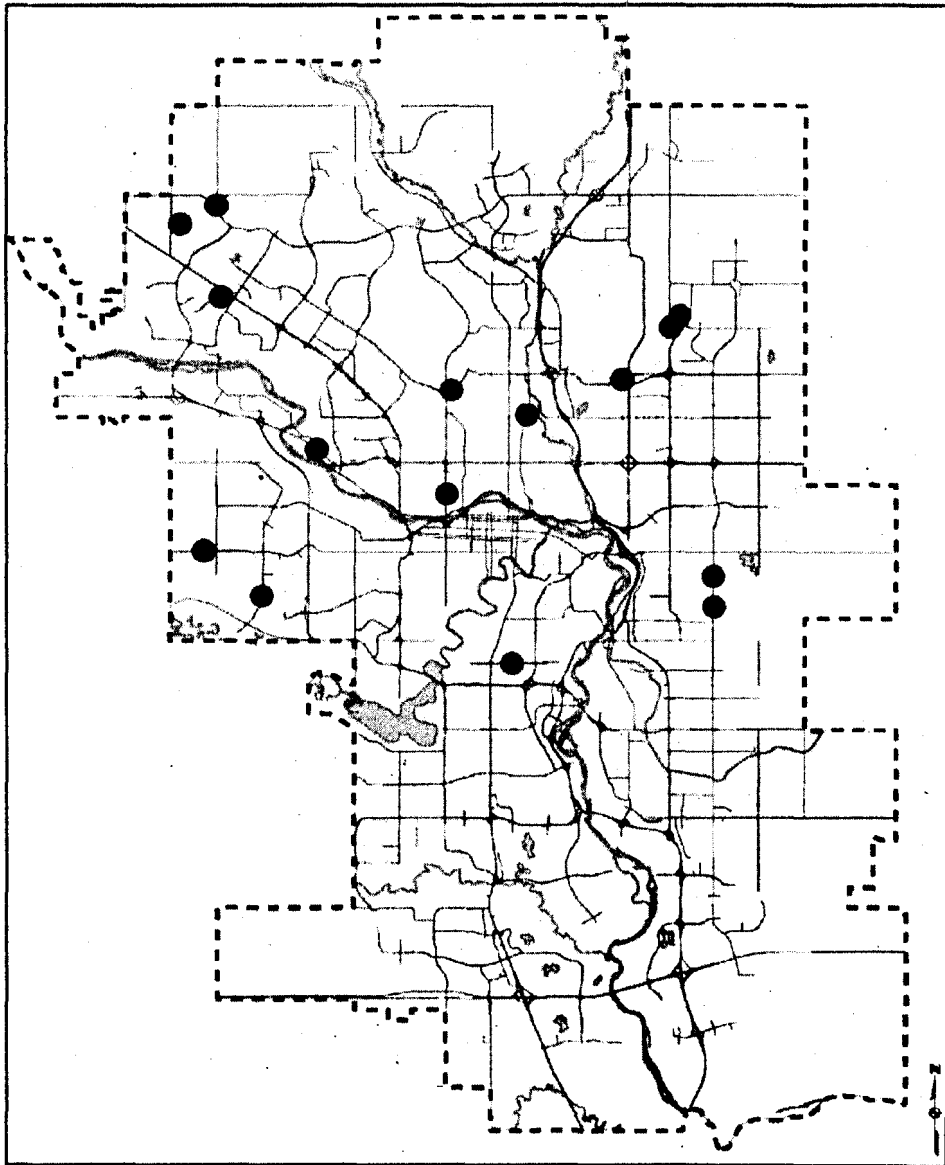


| LEGEND - Land Use Districts (Bylaw 1P2007) | |
|---|------------------------------|
| Existing Land Use Districts | Proposed Land Use Districts |
| S-FUD - Special Purpose - Future Urban Development District | DC - Direct Control District |

| Municipal Address | Legal Description | Current 1P2007 LUD | Proposed 1P2007 LUD |
|-------------------|-----------------------------------|--------------------|---------------------|
| 1 AV NE 1104 | Plan 2965, Block 133, Lot 20 | S-FUD | DC |
| 19 AV SE 922 | Plan 4040N, Block 3, Lots 13-15 | S-FUD | DC |
| 23 AV SE 703 | Plan 4345AB, Block 16, Lot 13 | S-FUD | DC |
| 8 ST SE 1702 | Plan 4040N, Block 2, Lots 1 and 2 | S-FUD | DC |

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ADVERTISED IN: Calgary Sun on Thursday April 24, 2008



TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/37D2008


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APPROVED AS TO CONTENT



IAN COPE
HEAD - ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM



DAVID MERCER
CITY SOLICITOR

BUDGET PROGRAM NO.
(if applicable)

DATE OF COUNCIL INSTRUCTION
(if applicable)
