

BYLAW NO. 23Z2008

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE CITY OF CALGARY LAND USE BYLAW 2P80
AND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2007-0107)**

WHEREAS it is desirable to amend The City of Calgary Land Use Bylaw Number 2P80 and the Land Use Bylaw 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;

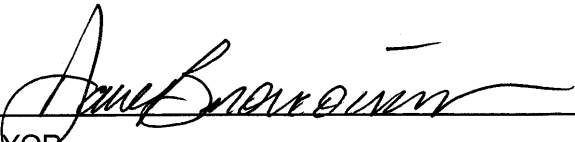
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The 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. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "C" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "D" of this Bylaw.
3. Paragraph 1 of this Bylaw comes into force on the date it is passed, and paragraph 2 of this Bylaw comes into force on June 1, 2008.

READ A FIRST TIME THIS 14th DAY OF APRIL, 2008.

READ A SECOND TIME THIS 14th DAY OF APRIL, 2008.

READ A THIRD TIME THIS 14th DAY OF APRIL, 2008.



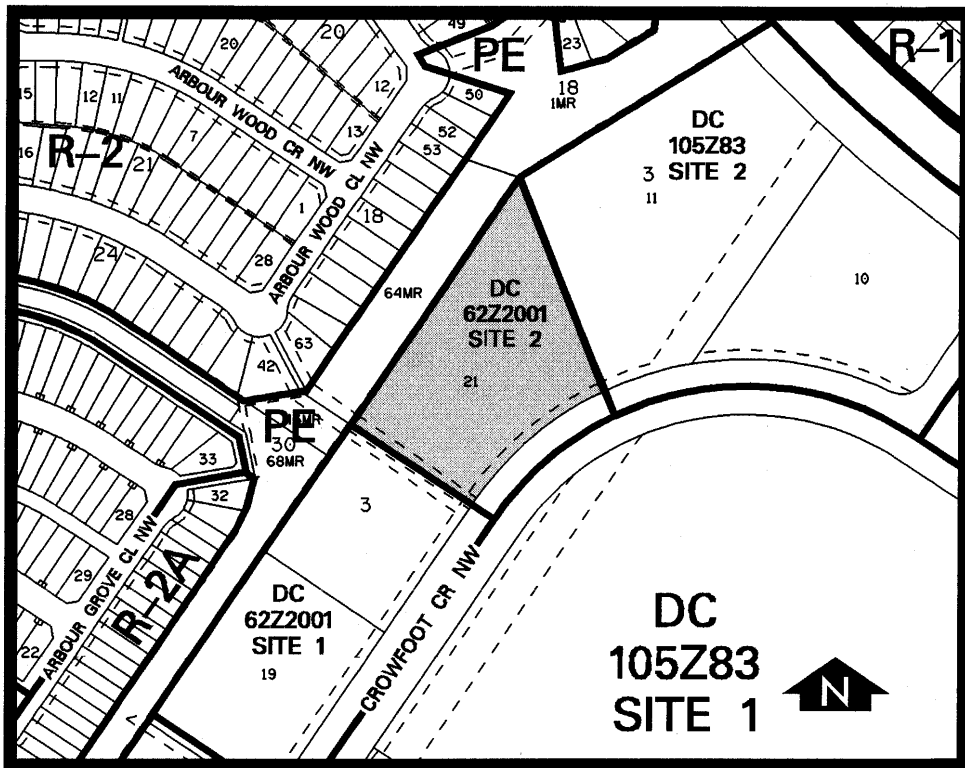
MAYOR
SIGNED THIS 14th DAY OF APRIL, 2008.



ACTING CITY CLERK
SIGNED THIS 14th DAY OF APRIL, 2008.

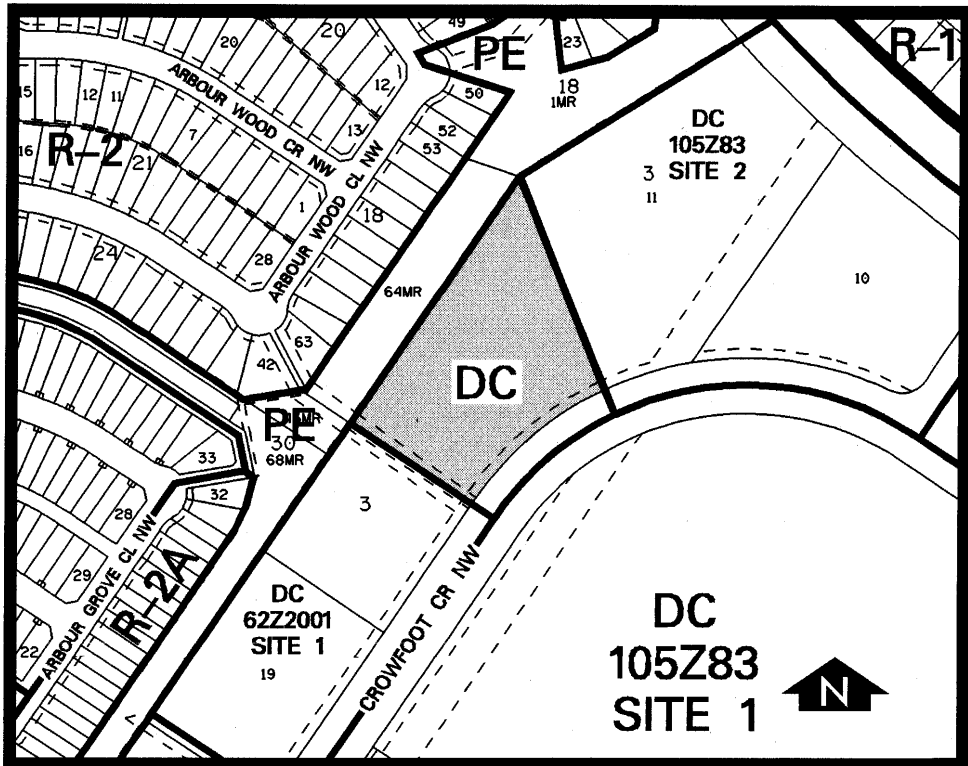
**Amendment LOC2007-0107
Bylaw 23Z2008**

SCHEDULE A



Amendment LOC2007-0107 Bylaw 23Z2008

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Discretionary Uses shall be offices, retail stores, personal service businesses, medical clinics, restaurant – food service only, restaurant – licensed, child care facilities, financial institutions, and laboratories in a comprehensively designed office building.

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 Use Rules of the C-2 General Commercial District shall apply to the Discretionary Uses unless otherwise noted below:

(a) Height

The maximum building height shall be 4 storeys.

Amendment LOC2007-0107

Bylaw 23Z2008

SCHEDULE B

CONTINUED

(b) Landscaping and Fencing

A 4.0 metre landscaped buffer shall be provided along the westerly property line with trees planted at 3.0 metre intervals. A 2.4 metre high solid wood privacy fence shall be located along the easterly edge of the landscaped area. There shall be no vehicle circulation, loading areas or parking stalls located at the rear of the building.

(c) Outdoor Lighting

Outdoor lighting shall be low intensity and directed downwards to the ground surface so as to minimize the impact on the surrounding residential areas to the satisfaction of the Development Authority.

(d) Rooftop Equipment

Rooftop equipment shall be located as far as possible towards the front of the building and screened to minimize the visual and auditory impact on the adjacent residential areas to the satisfaction of the Development Authority.

(e) Signage

Signage shall be low scale and low height so as not to adversely impact the adjacent residential area to the satisfaction of the Development Authority.

(f) Retail Stores and Personal Service Businesses

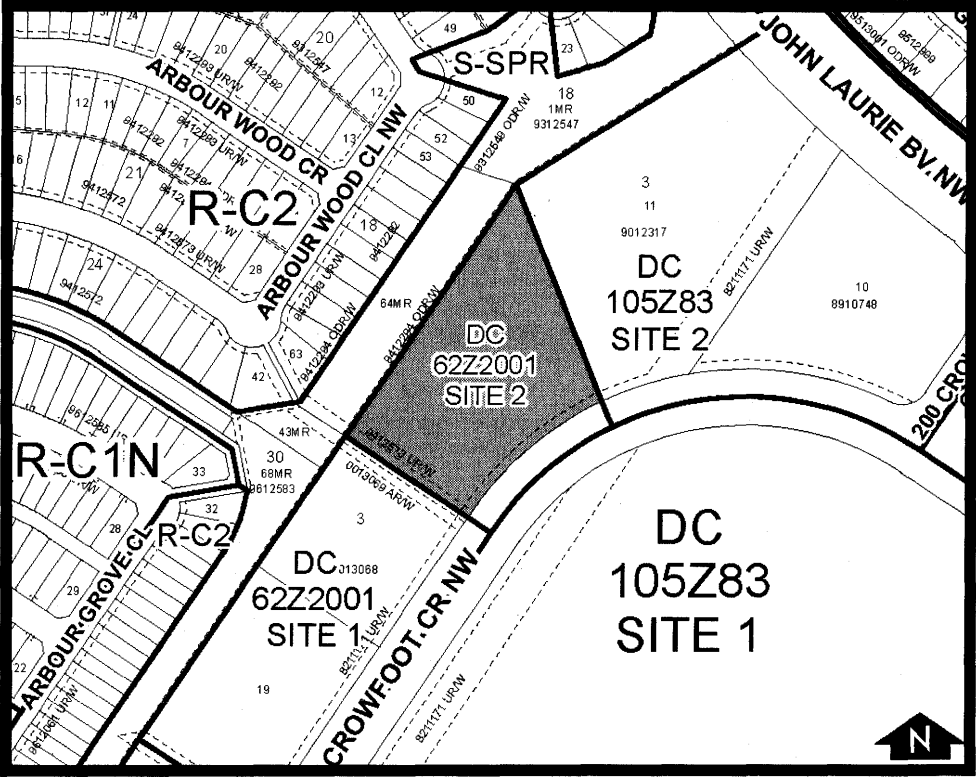
Retail stores and personal service businesses shall be limited to the first floor of an office building. The maximum net floor area shall be 2,000 square metres. The maximum floor area for each business shall be 280 square metres. There shall be no rear access on the exterior of the building to the first floor and retail stores. All access shall be oriented to the storefront.

(g) Restaurant – Food Service Only and Restaurant – Licensed

The maximum floor area shall be 93 square metres.

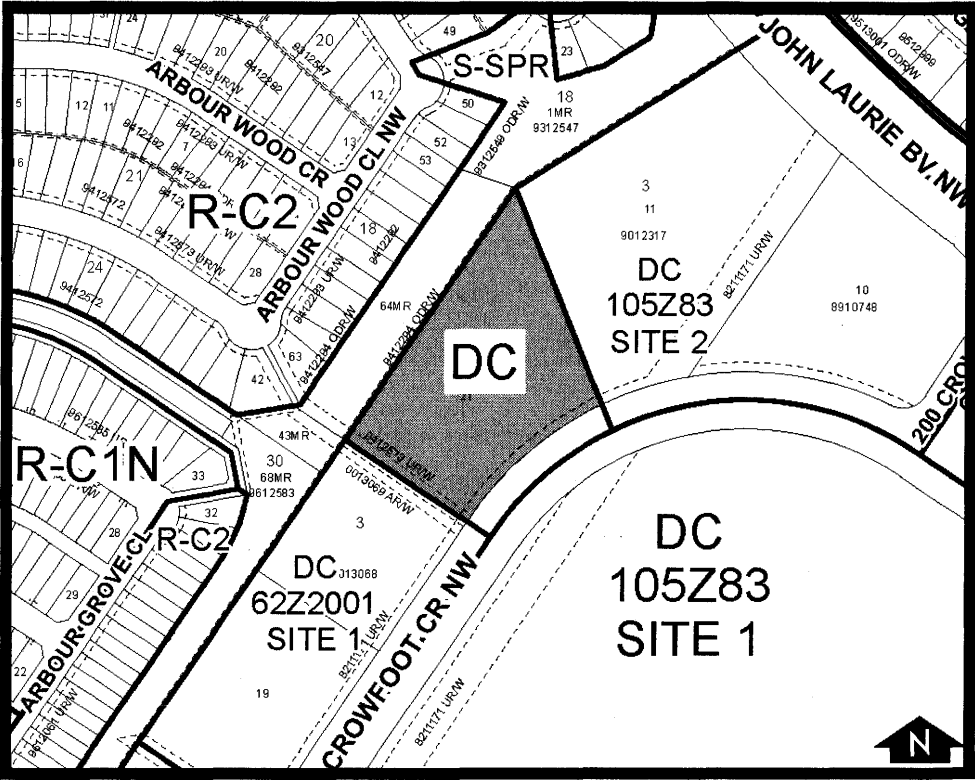
**Amendment LOC2007-0107
Bylaw 23Z2008**

SCHEDULE C



**Amendment LOC2007-0107
Bylaw 23Z2008**

SCHEDULE D



BYLAW NO. 23Z2008

ADVERTISED IN: Calgary Sun on Thursday March 20, 2008

2 ARBOUR LAKE BYLAW 23Z2008

To redesignate the land located at 800 Crowfoot Crescent NW (Plan 0013068, Block 3, Lot 21) from DC Direct Control District to DG Direct Control District to accommodate offices, retail stores, personal service businesses, medical clinics, restaurant - food service only, restaurant - licensed, child care facilities, financial institutions and laboratories in a comprehensively designed office building. (Bylaw 2P80)

To redesignate the land located at 800 Crowfoot Crescent NW (Plan 0013068, Block 3, Lot 21) from DC Direct Control District to DG Direct Control District to accommodate offices, retail stores, personal service businesses, medical clinics, restaurant - food service only, restaurant - licensed, child care facilities, financial institutions and laboratories in a comprehensively designed office building. (Bylaw 1P2007)

BYLAW NO. 23Z2008

ADVERTISED IN: Calgary Sun on Thursday March 27, 2008

2 ARBOUR LAKE
BYLAW 23Z2008


To redesignate the land located at 600 Crowfoot Crescent NW (Plan 0013068, Block 3, Lot 21) from DC Direct Control District to DC Direct Control District to accommodate offices, retail stores, personal service businesses, medical clinics, restaurant – food service only, restaurant – licensed, child care facilities, financial institutions and laboratories in a comprehensively designed office building. (Bylaw 2P80)

To redesignate the land located at 600 Crowfoot Crescent NW (Plan 0013068, Block 3, Lot 21) from DC Direct Control District to DC Direct Control District to accommodate offices, retail stores, personal service businesses, medical clinics, restaurant – food service only, restaurant – licensed, child care facilities, financial institutions and laboratories in a comprehensively designed office building. (Bylaw 1P2007)

TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/23Z2008

=====

APPROVED AS TO CONTENT



IAN COPE
HEAD – ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM



SHARI SHIGEHIRO
CITY SOLICITOR

BUDGET PROGRAM NO.
(if applicable)

DATE OF COUNCIL INSTRUCTION
(if applicable)
