

**BYLAW NO. 26Z2008**

**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 LOC2007-0060)**

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**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;

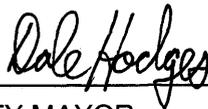
**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

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 therefore 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 14<sup>th</sup> DAY OF APRIL, 2008.

READ A SECOND TIME THIS 14<sup>th</sup> DAY OF APRIL, 2008.

READ A THIRD TIME THIS 14<sup>th</sup> DAY OF APRIL, 2008.



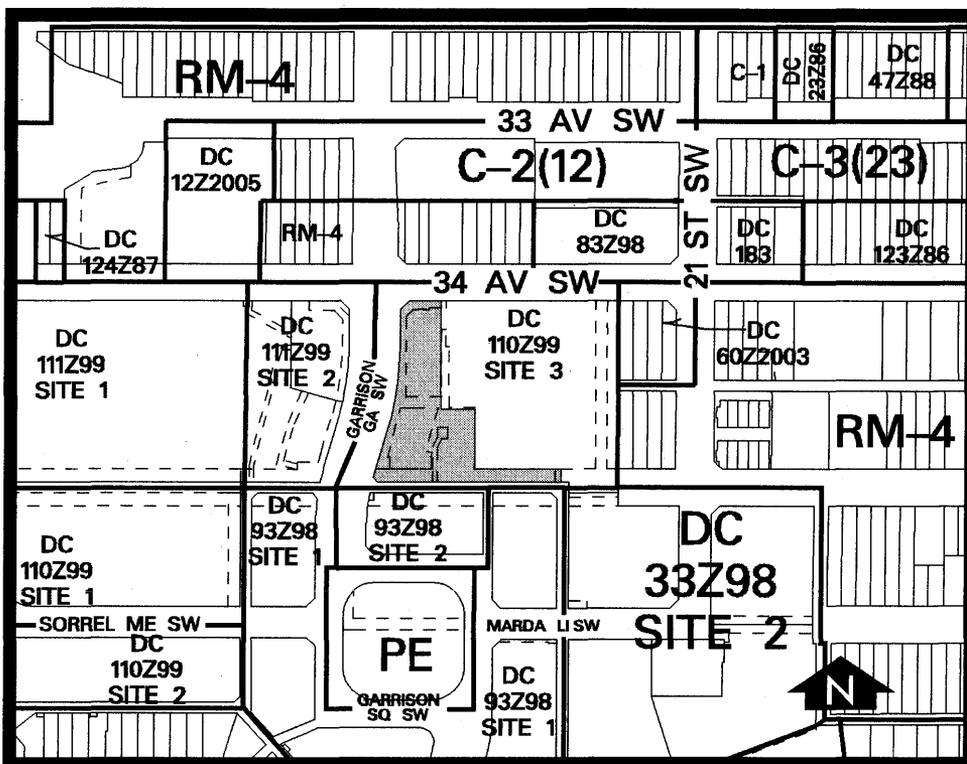
\_\_\_\_\_  
DEPUTY MAYOR  
SIGNED THIS 14<sup>th</sup> DAY OF APRIL, 2008.



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ACTING CITY CLERK  
SIGNED THIS 14<sup>th</sup> DAY OF APRIL, 2008.

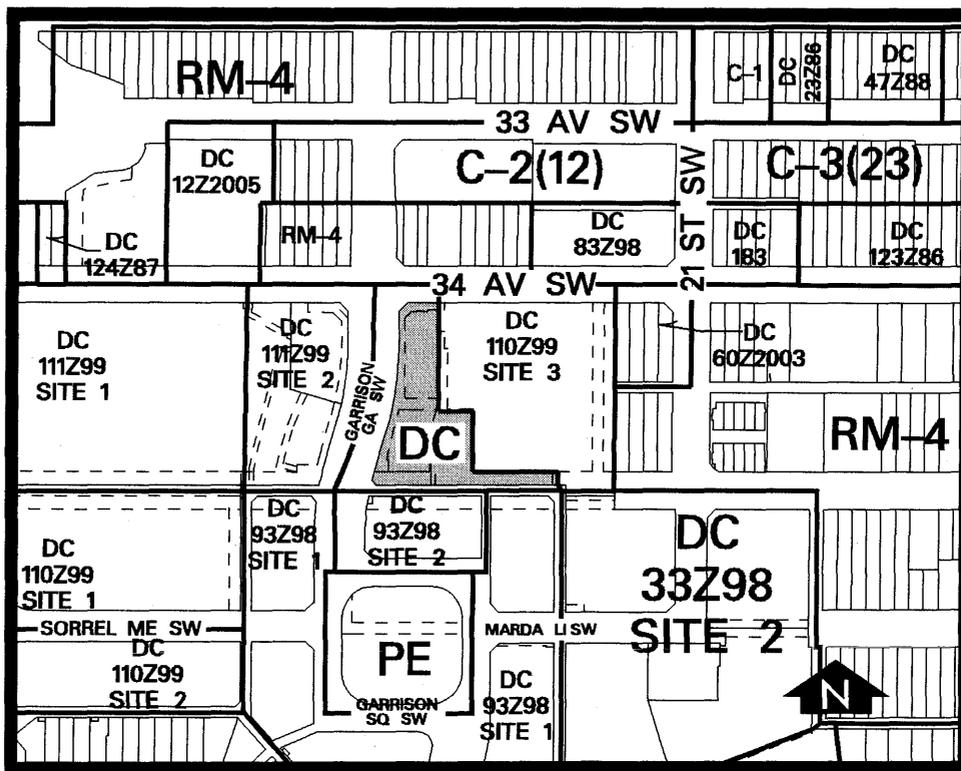
# Amendment LOC2007-0060 Bylaw 26Z2008

## SCHEDULE A



# Amendment LOC2007-0060 Bylaw 26Z2007

## SCHEDULE B



### DC DIRECT CONTROL DISTRICT

#### 1. Land Use

The Permitted and Discretionary Uses of the RM-4 Residential Medium Density Multi-Dwelling District shall be the Permitted and Discretionary uses respectively with the additional uses of restaurants, financial institutions, medical clinics, offices, outdoor cafe personal service businesses, retail stores, and grocery stores, all as discretionary uses within the residential buildings.

#### 2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of By-law 2P80 and the Permitted and Discretionary Use Rules of the RM-4 Residential Medium Density Multi-Dwelling District shall apply unless otherwise noted below.

# Amendment LOC2007-0060

## Bylaw 26Z2008

### SCHEDULE B

#### CONTINUED

(a) Front Yard

Any yard adjacent to a public street (except for Crowchild Trail SW), a public park or a public access easement shall be considered a front yard.

(b) Building Orientation and Design

(i) All buildings shall be oriented to the front yard; and

(ii) All buildings adjacent to the front yard shall incorporate a high degree of visual interest through the provision of such design features as building or unit entries, porches, balconies, bay windows, roof dormers, and pitched roofs.

(c) Parking and Vehicular Access

No parking shall be allowed in a front yard or within 3.0 metres of a public street, a public park or public access easement.

(d) Landscaping

Landscaping shall be provided to visually screen parking areas from the public street.

(e) Accessory Commercial Development

(i) Accessory commercial uses shall only be allowed within buildings containing residential units and fronting onto the abutting north-south primary collector roadway and where the commercial use is located on the first or the first and second storeys of a building;

(ii) The total gross floor area of commercial uses shall not exceed 1,500 square metres;

(iii) Commercial uses shall have a separate entry from the residential component of the building;

# **Amendment LOC2007-0060 Bylaw 26Z2008**

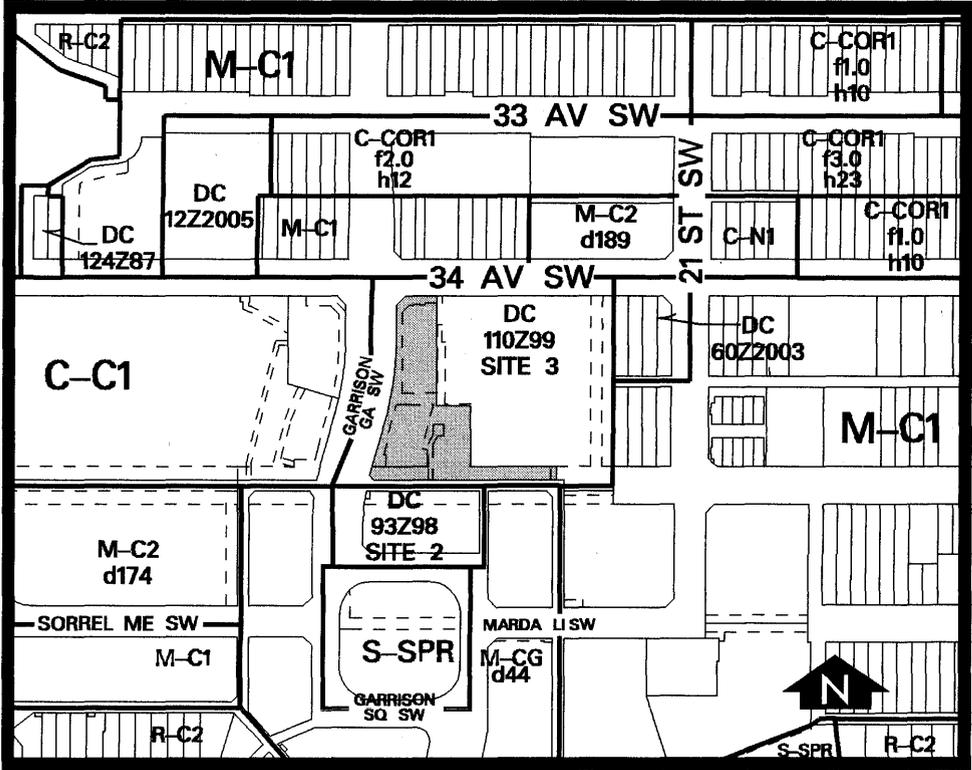
## **SCHEDULE B**

### **CONTINUED**

- (iv) Where commercial uses are included within a building, the maximum number of residential units allowed for the site shall be reduced by one unit for every 100 square metres or fraction thereof of commercial gross floor area provided;
- (v) The maximum net floor area of a restaurant, excluding the kitchen area, shall be 75 square metres;
- (vi) Commercial signage shall be of a size, height, design, and appearance that is compatible with the residential character of the area; and
- (vii) The maximum net floor area of a grocery store shall be 278 square metres.

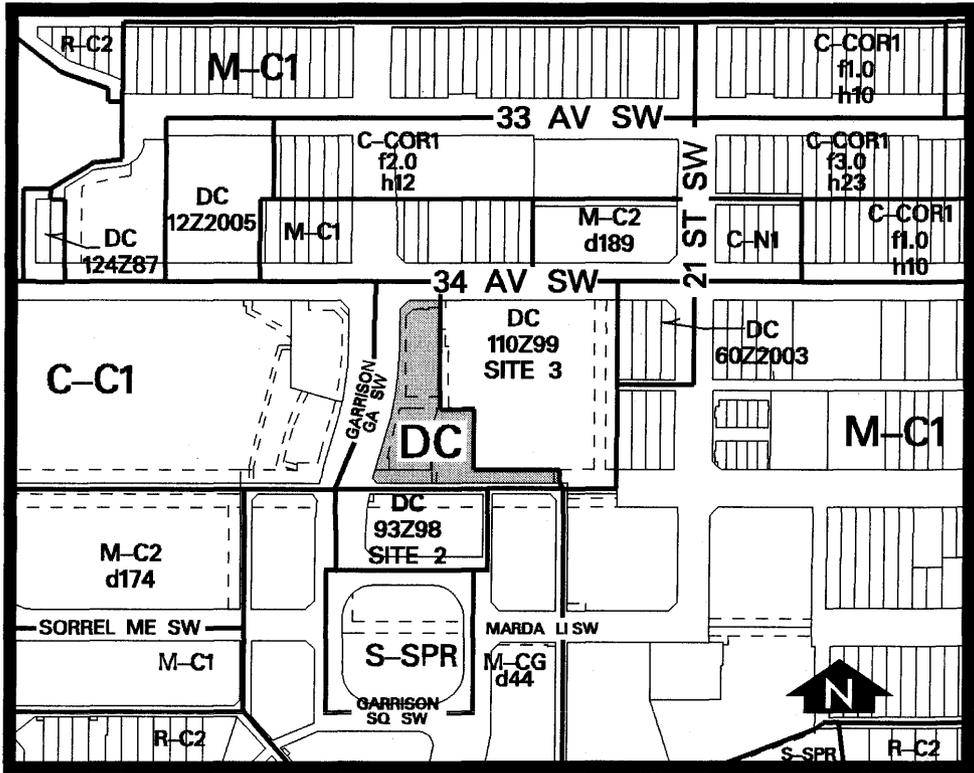
Amendment LOC2007-0060  
Bylaw 26Z2008

SCHEDULE C



# Amendment LOC2007-0060 Bylaw 26Z2008

## SCHEDULE D



# BYLAW NO. 26Z2008

ADVERTISED IN: Calgary Sun on Thursday March 20, 2008

**5 ALTADORE**  
**BYLAW 26Z2008**

To redesignate the land located at 3550 Garrison Gate SW (Plan 0411525, Block 7, Lot A) from DC Direct Control District to DC Direct Control District to accommodate an outdoor café for an existing licensed restaurant. (Bylaw 2P80)

To redesignate the land located at 3550 Garrison Gate SW (Plan 0411525, Block 7, Lot A) from DC Direct Control District to DC Direct Control District to accommodate an outdoor café for an existing licensed restaurant. (Bylaw 1P2007)

# BYLAW NO. 26Z2008

ADVERTISED IN: Calgary Sun on Thursday March 27, 2008

**5 ALTADORE  
BYLAW 26Z2008**

To redesignate the land located at 3550 Garrison Gate SW (Plan 0411525, Block 7, Lot A) from DC Direct Control District to DC Direct Control District to accommodate an outdoor café for an existing licensed restaurant. (Bylaw 2R80)

To redesignate the land located at 3550 Garrison Gate SW (Plan 0411525, Block 7, Lot A) from DC Direct Control District to DC Direct Control District to accommodate an outdoor café for an existing licensed restaurant. (Bylaw 1P2007)

TO: CITY CLERK  
FROM: DEVELOPMENT AND BUILDING APPROVALS  
RE: LUB/26Z2008

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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)

\_\_\_\_\_