

**BYLAW NO. 93Z2005**

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND  
THE CITY OF CALGARY LAND USE BYLAW 2P80  
(Land Use Amendment # LOC2005-0044)**

\*\*\*\*\*

**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;

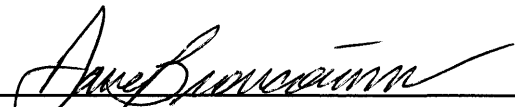
**NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:**

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.

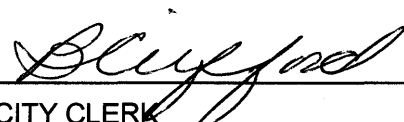
READ A FIRST TIME THIS 14<sup>th</sup> DAY OF NOVEMBER, 2005.

READ A SECOND TIME THIS 14<sup>th</sup> DAY OF NOVEMBER, 2005.

READ A THIRD TIME THIS 14<sup>th</sup> DAY OF NOVEMBER, 2005.

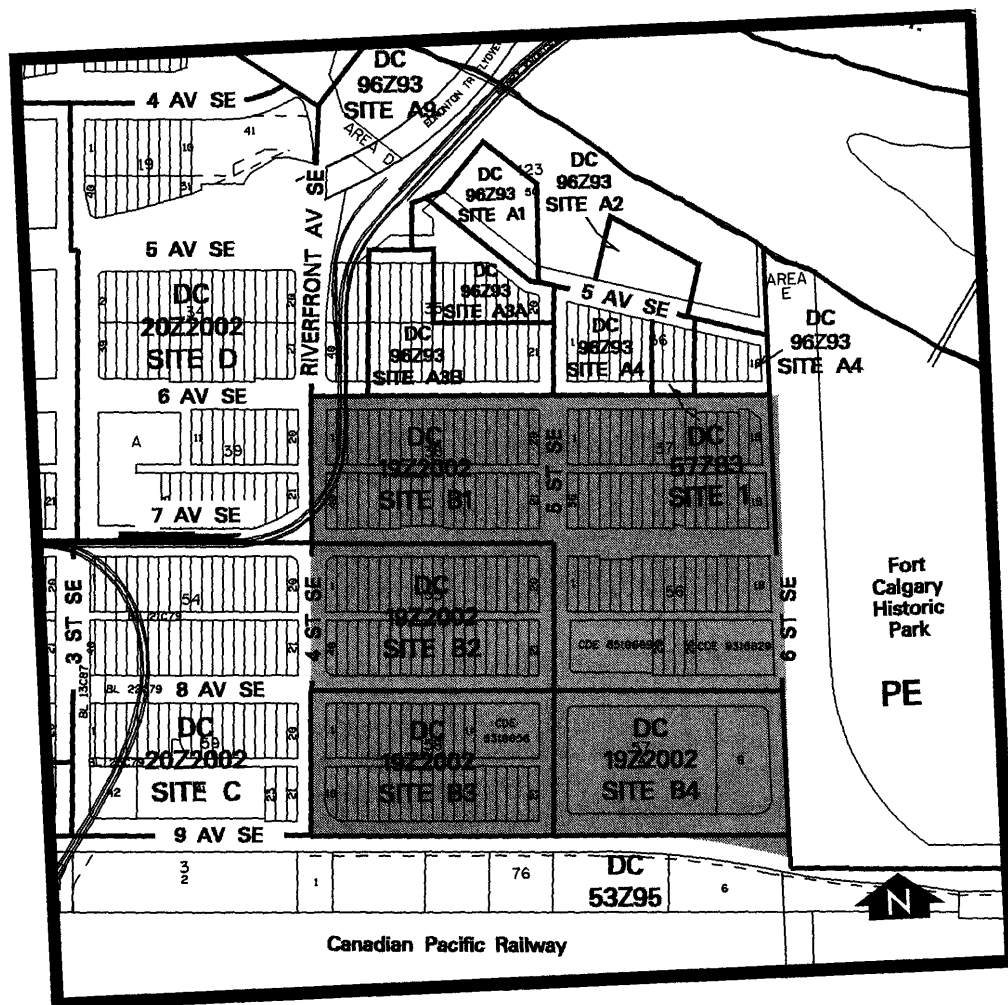
  
\_\_\_\_\_  
MAYOR

DATED THIS 14<sup>th</sup> DAY OF NOVEMBER, 2005.

  
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ACTING CITY CLERK

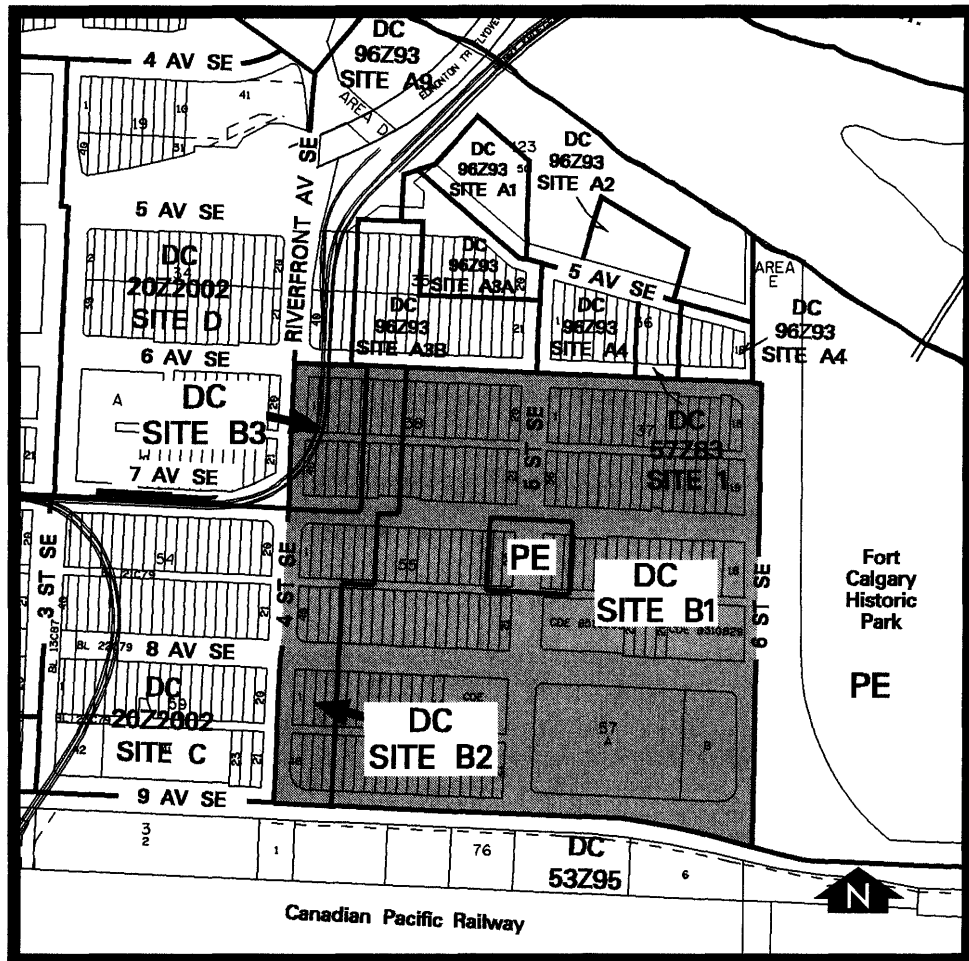
# Amendment # LOC2005-0044 Bylaw # 93Z2005

## SCHEDULE A



Amendment # LOC2005-0044  
Bylaw # 93Z2005

SCHEDULE B



DC DIRECT CONTROL DISTRICT

# **Amendment # LOC2005-0044**

## **Bylaw # 93Z2005**

### **SCHEDULE B**

#### **CONTINUED**

#### **Area B Direct Control District # 93Z2005** **East Village**

#### Definitions

For the purposes of this Bylaw:

- (a) "Flex Frontage-Type" means a frontage type where either a public frontage-type or a residential frontage-type is required, and is designed in accordance with the rules of this Bylaw.
- (b) "Frontage-Type" means the exterior walls of a building adjacent to a street, lane or public open space, from grade or from the floor of a light court, whichever is lower, to the top of a podium for Type I (Podium and Tower) buildings or to the eaveline for Type II (Midrise) buildings, and includes any structures and landscaping between a property line and the exterior walls of a building.
- (c) "Light Court" means an uncovered structure below grade, directly adjacent and connected to the exterior walls of a building, and intended for use as a private outdoor amenity space for and/or access to a storey below the first storey.
- (d) "Live-Work Units" means the use of a dwelling unit by the resident for work purposes which may include but is not limited to offices, personal service businesses, retailing of goods produced on site, craft production or other similar small scale production activities, excluding any automotive related uses.
- (e) "Non-Residential Uses" means all uses other than residential uses.
- (f) "Public Frontage-Type" means a frontage-type where the floor of the first storey is at grade level, and is designed in accordance with the rules of this Bylaw.
- (g) "Required Retail Frontage-Type" means a public frontage-type with limited allowable uses on the first storey, and is designed in accordance with the rules of this Bylaw.
- (h) "Residential Frontage-Type" means a frontage-type where the floor of the first storey is elevated above grade, and is designed in accordance with the rules of this Bylaw.

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### SCHEDULE B

#### CONTINUED

- (i) Residential Uses” means apartment buildings, dwelling units, home occupations, hostels, live-work units, special care facilities, stacked townhouses and townhouses.
- (j) “Top of Bank” means the natural transition line or upper natural topographical break at the top of a valley, or at the top of a channel that contains a watercourse, between a slope where the grade exceeds 15 percent and the adjacent upper level area where the grade is less than 15 percent, and where area that is less than 15 percent in slope is at least 15 metres wide.
- (k) "Type I (Podium and Tower)" means a building type that includes a podium development of up to four storeys and portions of the building above the podium set back from the perimeter of the podium, which is required for buildings with more than 8 storeys, that is designed in accordance with the rules of this Bylaw.
- (l) "Type II (Midrise)" means a building type that includes buildings up to 8 storeys or a height of 25 metres whichever is the lesser, and that is designed in accordance with the rules of this Bylaw.

Site B1 9.14 ha ± (22.58 ac ±)

#### 1. Land Use

##### (a) Permitted Uses

Essential public services  
Home Occupations - Class 1  
Parks and playgrounds  
Signs (Class1) (except for Freestanding temporary signs)  
Utilities

##### (b) Discretionary Uses

Accessory buildings  
Apartment buildings (C.U.)  
Child care facilities (N.P.)  
Dwelling units  
Home occupations - Class 2 (N.P.)  
Hostels (N.P.)

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## SCHEDULE B

### CONTINUED

Live-work units (N.P.)  
Parking areas (temporary) existing on the date of adoption of this bylaw only  
Power Generation Facilities, Mid-scale  
Power Generation Facilities, Small-scale  
Public and quasi-public buildings  
Public and separate schools  
Signs (Class 2)  
Special care facilities (N.P.)  
Stacked townhouses  
Townhouses  
Utility Buildings

In addition, the following discretionary uses may be allowed only:

- (i) in comprehensively designed residential mixed-use developments that have a minimum of 25% of the total gross floor area as residential use;
- (i) in a building existing as of the date of adoption of this bylaw; or
- (iii) in a building approved by a development permit that has not expired by the date of adoption of this bylaw.

Accessory food services  
Athletic and recreational facilities  
Commercial schools  
Financial institutions  
Grocery stores  
Medical clinics  
Offices  
Outdoor cafes (N.P.)  
Personal service businesses  
Private clubs and organizations  
Private schools  
Restaurants-food service only  
Restaurants-licensed  
Retail stores  
Take-out food services

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### SCHEDULE B

#### CONTINUED

#### 2. Development Guidelines

##### (a) Permitted Use Rules

The Permitted Use Rules contained in Section 51 PE Public Parks, Schools and Recreation District of Bylaw 2P80 and Section 20(11) contained in the General Rules for Residential Districts of Bylaw 2P80 shall apply.

##### (b) Discretionary Use Rules

(i) In addition to Section D entitled General Rules for Sites B1 and B2 contained in this bylaw, Section 20(11) contained in the General Rules for Residential Districts of Bylaw 2P80 and the General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 shall apply unless otherwise noted below.

##### (ii) Density

The maximum floor area ratio shall not exceed 6.65 for type I (podium and tower) and shall not exceed 5.65 for type II (midrise) buildings, however the following shall be excluded from the calculation of F.A.R.:

(A) Any public or quasi-public building to a maximum of 1 F.A.R.; and

(B) The total floor area of child care facilities provided in mixed use development, which shall include residential uses, to a maximum of 1.0 F.A.R.

##### (iii) Frontage Type Standards

##### (A) Public Frontage-Type

(I) The following uses may not be located anywhere other than on the first storey:

Accessory food services  
Athletic and recreational facilities

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## SCHEDULE B

CONTINUED

Commercial schools  
Financial institutions  
Grocery stores  
Medical clinics  
Offices  
Outdoor cafes (N.P.)  
Personal service businesses  
Private clubs and organizations  
Private schools  
Public and separate schools  
Restaurants-food service only  
Restaurants-licensed  
Retail stores  
Take-out food services

(II) The net floor area for each medical clinic shall be a maximum of 200 square metres.

(B) Residential Frontage-Type

(I) Only residential uses shall be allowed, except for the following uses which shall not be located anywhere other than on the first storey and/or on the light court level:

Medical clinics  
Offices  
Personal service businesses

(II) The net floor area for each medical clinic and office shall be a maximum of 200 square metres.

**Site B2 1.29 ha ± (3.18 ac ±)**

1. Land Use

(a) Permitted Uses

Essential public services



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### SCHEDULE B

#### CONTINUED

Home Occupations - Class 1  
Parks and playgrounds  
Signs (Class1) (except for Freestanding temporary signs)  
Utilities

(b) Discretionary Uses

Accessory buildings  
Apartment buildings (C.U.)  
Apartment hotels  
Child care facilities (N.P.)  
Dwelling units  
Home occupations - Class 2 (N.P.)  
Hostels (N.P.)  
Hotels  
Live-work units (N.P.)  
Parking areas (temporary) existing on the date of adoption of this bylaw only  
Power Generation Facilities, Mid-scale  
Power Generation Facilities, Small-scale  
Public and quasi-public buildings  
Public and separate schools  
Signs (Class 2)  
Special care facilities (N.P.)  
Stacked townhouses  
Townhouses  
Utility Buildings

In addition, the following discretionary uses may be allowed only:

- (i) in comprehensively designed mixed-use developments that have a minimum of 25% of the total gross floor area as residential use;
- (ii) in a building existing as of the date of adoption of this bylaw; or
- (iii) in a building approved by a development permit that has not expired by the date of adoption of this bylaw.

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### SCHEDULE B

#### CONTINUED

Accessory food services  
Athletic and recreation facilities  
Commercial schools  
Drinking establishments (N.P.)  
Financial institutions  
Grocery stores  
Liquor stores (N.P.)  
Medical clinics  
Offices  
Outdoor cafes (N.P.)  
Personal service businesses  
Private clubs and organizations  
Private schools  
Restaurants-food service only  
Restaurants-licensed  
Retail food stores  
Retail stores  
Take-out food services  
Universities and colleges

#### 2. Development Guidelines

##### (a) Permitted Use Rules

The Permitted Use Rules contained in Section 51 PE Public Parks, Schools and Recreation District of Bylaw 2P80 and Section 20(11) contained in the General Rules for Residential Districts of Bylaw 2P80 shall apply.

##### (b) Discretionary Use Rules

(i) In addition to Section D entitled General Rules for Sites B1 and B2 contained in this bylaw, Section 20(11) contained in the General Rules for Residential Districts of Bylaw 2P80 and the General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 shall apply unless otherwise noted below.

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### SCHEDULE B

#### CONTINUED

(ii) Density

The maximum floor area ratio of any development shall not exceed 6.65 for type I (podium and tower) and shall not exceed 5.65 for type II (midrise) buildings, however the following shall be excluded from the calculation of the F.A.R.:

- (A) Any public or quasi-public building to a maximum of 1 F.A.R.;
- (B) The total floor area of universities and colleges in mixed use developments, up to a maximum of 4 F.A.R.; and
- (C) The total floor area of child care facilities provided in mixed use development, which shall include residential uses, to a maximum of 1.0 F.A.R.

(iii) Frontage-Type Standards

(A) Public Frontage-Type

- (I) The following uses shall not be located anywhere other than on the first storey:

- Accessory food services
- Drinking establishments (N.P.)
- Grocery stores
- Liquor stores (N.P.)
- Outdoor cafes (N.P.)
- Personal service businesses
- Restaurants-food service only
- Restaurants-licensed
- Retail food stores
- Retail stores
- Take-out food services

- (II) The following uses shall not be located anywhere other than on the first and/or second storey:

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## SCHEDULE B

CONTINUED

Athletic and recreational facilities  
Commercial schools  
Financial institutions  
Medical clinics  
Offices  
Private clubs and organizations  
Private schools  
Public and separate schools

(B) Required Retail Frontage-Type

- (I) Along required retail frontage-type, only the following uses shall be located on the first storey and shall not be located anywhere other than on the first storey:

Accessory food services  
Drinking establishments (N.P.)  
Grocery Stores  
Liquor stores (N.P.)  
Outdoor cafes (N.P.)  
Personal Service Businesses  
Restaurants-food service only  
Restaurants-licensed  
Retail stores  
Take-out food services

(C) Public Frontage-Type and Required Retail Frontage-Type

- (I) Drinking establishments shall have a maximum net floor area of 140 square metres; and
- (II) Universities and colleges shall only be located below the 9th storey.

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## **SCHEDULE B**

### **CONTINUED**

#### **General Rules for Sites B1 and B2**

1. Frontage-Type Standards
  - (a) Location of Frontage-Types
    - (i) Frontage-types are required in the locations depicted in the attached Schedule 1; and
    - (ii) The transition between frontage-types shall integrate the rules for both frontage-types, to the satisfaction of the Approving Authority.
  - (b) Public Frontage-Type and Required Retail Frontage-Type
    - (i) Front Yards
      - (A) A maximum of 1.5 metres; and
      - (B) Elements such as awnings, access stairs, roofs or balconies over access stairs, landings, porches, decks or light courts may project over or onto the required front yard.
    - (ii) Building Design
      - (A) The floor of the first storey shall be at grade level;
      - (B) The first storey of buildings shall be designed and built to accommodate live-work units or a range of non-residential uses such as retail stores, restaurants and personal service businesses;
      - (C) Accessory food service and take-out food service shall have a maximum gross floor area of 15 square metres;
      - (D) Each commercial use shall have a maximum of one frontage on each street and each frontage shall be a maximum of 7.5m in width; and
      - (E) Entrances shall be operable, functional and available for the use of the public.

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## Bylaw # 93Z2005

### SCHEDULE B

#### CONTINUED

- (iii) Window Standards
  - (A) From 0.5 metres to 3 metres above finished grade, facades shall include a minimum of 65 percent windows, to the satisfaction of the Approving Authority;
  - (B) Required window areas shall be either windows that allow views into the building or display windows set into the wall. Display cases attached to the outside wall shall not be considered to satisfy the window requirements. The bottom of the windows shall be no more than 1.2 metres above the adjacent exterior grade; and
  - (C) The interior area immediately behind windows at the first storey shall be kept sufficiently clear of screening to ensure a reasonable degree of view into the building from outside.
- (c) Residential Frontage-Type
  - (i) Front Yards
    - (A) A minimum of 1.5 metres and a maximum of 3 metres; and
    - (B) Elements such as awnings, access stairs, roofs or balconies over access stairs, landings, porches, decks or light courts may project over or onto the required front yard.
  - (ii) Building Design
    - (A) Each dwelling unit located on the first storey shall have separate direct primary at grade;
    - (B) The floor of the first storey shall be a minimum of 0.9 metres above grade except for entrances and lobbies for internal access which may be located at grade; and
    - (C) Entrances shall be operable and functional.

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## Bylaw # 93Z2005

### SCHEDULE B

#### CONTINUED

#### 2. Landscaping

All yards adjacent to a street, lane, bridge or walkway shall be landscaped to the satisfaction of the Approving Authority.

#### 3. Building Types

- (a) Buildings shall conform with the rules for either type I (podium and tower) or for type II (midrise), in accordance with the following:
  - (i) All buildings shall comply with the following general requirements:
    - (A) First storey ceiling height shall be a minimum of 4 metres from grade;
    - (B) Building height shall be a minimum of 9 metres to the eaveline;
    - (C) A transition line shall establish a clear architectural distinction between the second and third or third and fourth storey, to the satisfaction of the Approving Authority;
    - (D) Mechanical equipment shall not be visible from the exterior of the building and shall be contained in the roof structure in a manner that integrates with the overall design of the building; and
    - (E) Residential units at grade shall have separate direct primary access to the street.
  - (b) Type I (Podium and Tower) buildings shall comply with the following:
    - (i) Podium  
Podium height shall be a maximum of 4 storeys or 17 metres, whichever is less.
    - (ii) Tower

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### SCHEDULE B

#### CONTINUED

- (A) The separation distance between towers shall be a minimum of 24 metres except from an existing building or a building approved by a development permit that has not expired by the date of adoption of this bylaw;
  - (B) Façades shall be set back from podium façades a minimum of 2.5 metres;
  - (C) The gross floor area of any floor shall not exceed 650 square metres; and
  - (D) The width of a tower parallel to a street shall be a maximum of 25.5 metres.
- (c) Type II (Midrise) buildings shall comply with the following:
- (i) The building height shall be a maximum of 8 storeys or 34 metres, whichever is less;
  - (ii) Façades at the seventh and eighth storey facing a street shall each step back a minimum of 1 metre from the façade of the storey below, to the satisfaction of the Approving Authority;
  - (iii) Buildings on East-West oriented streets shall not place more than the southerly 21 metres of the right-of-way and setback area at 12:00 p.m. Mountain Daylight Time on September 21st in shadow than was already in shadow as a result of buildings existing at the date of adoption of this bylaw; and
  - (iv) Portions of buildings above the fourth storey shall be set back a minimum of 7.5 metres from the rear property line.
4. Residential Unit Mix
- In development with 50 or more dwelling units a minimum of 10% of the total number of dwelling units shall have a minimum net floor area of 55.75 square metres and a maximum net floor area 65.0 square metres.



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## Bylaw # 93Z2005

### SCHEDULE B

#### CONTINUED

5. Riverbank Sunlight

No building shall place in shadow an area 20 metres wide throughout abutting the top bank on the south side of the Bow River, as determined by the Approving Authority, from 10:00 a.m. to 4:00 p.m., Mountain Daylight Time on September 21<sup>st</sup> except areas already in shadow as a result of buildings existing at the date of adoption of this bylaw.

6. Garbage

- (a) Garbage and waste material shall be stored inside the building in a completely enclosed, lockable space;
- (b) Neither garbage, nor any installations for its collection, storage, compaction or disposal, shall be visible from outside the building;
- (c) The space for storage and collection of garbage shall be readily accessible for pick-up; and
- (d) Waste recycling facilities shall be provided.

7. Parking and Loading

Parking and loading shall be in accordance with the provisions of Section 18 of Bylaw 2P80 as amended, except for the following:

- (a) Required parking stalls shall be provided in parking structures;
- (b) Visitor parking for residential uses and limited short-term parking for periods up to 30 minutes may be provided at-grade to the satisfaction of the Approving Authority;
- (c) Required parking stalls for residential uses may be provided off-site within a 400 metre radius of the residential use, to the satisfaction of the Approving Authority;
- (d) Parking for bicycles shall be provided to the satisfaction of the Approving Authority;
- (e) Where a lane abuts a site, all vehicular access shall be from the lane. Where no lane exists, doors allowing for vehicular access shall be consistent with the design of the building façade;

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## Bylaw # 93Z2005

### SCHEDULE B

#### CONTINUED

- (f) Stand alone at grade parking areas that are not required as part of a development shall only be permitted as temporary parking areas for short-stay parking of not more than four consecutive hours; and
  - (g) Parking structures at and above grade shall not be located immediately adjacent to a street, lane or public open space.
8. Access
- (a) No direct vehicular access shall be permitted from or to 4 Street SE between 9 Avenue SE and 6 Avenue SE. Access to sites shall be in a manner satisfactory to the Approving Authority; and
  - (b) All vehicular access shall be designed to minimize its impact on pedestrian movement and the adjacent streetscape in the opinion of the Approving Authority.
9. Outside Storage
- Outside storage of any materials, equipment or products including but not limited to the storage of trucks and trailers, is prohibited.
10. Floodway Floodplain Special Regulations:
- See Section 19.1 of Bylaw 2P80, as amended.
11. Signs
- Signs shall comply with Sections 55 to 67 inclusive of Bylaw 2P80, as amended, subject to the following:
- (a) Message signs and electronic message centres are prohibited;
  - (b) Roof identification signs are prohibited;
  - (c) Projecting identification signs may be allowed only on buildings with a non-residential component;
  - (d) Third-party advertising signs are prohibited;

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### SCHEDULE B

#### CONTINUED

- (e) Painted wall identification signs are prohibited;
- (f) Window identification signs may be allowed in windows of the non-residential portion of buildings, in accordance with Section 60(10)(b) of Bylaw 2P80; and
- (g) Identification signs shall be compatible with the mixed use neighbourhood and pedestrian in scale, to the satisfaction of the Approving Authority.

#### 12. Right-of-Way Setbacks

See Section 17 of Bylaw 2P80, as amended.

#### 13. Live-work Units

- (a) 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;
- (b) Dwelling units shall not have an at-grade entrance separate from the entrance to any work component of the unit;
- (c) The working area shall not exceed 50 percent of the total floor area;
- (d) One non-resident employee or business partner may work on site;
- (e) Each live-work unit may have one non-illuminated identification sign with a maximum area of 0.1 square metres; and
- (f) Each live-work unit shall have separate direct primary access at grade.

#### 14. Sidewalk Reconstruction

Where sidewalks are reconstructed within the public right-of-way and setback areas along roadways, they shall be of an upgraded standard, to the satisfaction of the Approving Authority.

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## SCHEDULE B

### CONTINUED

15. Hotels and Apartment Hotels

A maximum of one hotel or apartment hotel with a maximum of 60 sleeping units.

**Site B3 .52 ha ± (1.29 ac ±)**

1. Land Use

(a) Permitted Uses

Parks and Recreation Areas  
Utilities

(b) Discretionary Uses

Outdoor cafes (N.P.)  
Restaurants-food service only  
Restaurants-licensed  
Take-out food services

2. Development Guidelines

(a) Permitted Use Rules

The Permitted Use Rules contained in Section 51 PE Public Parks, Schools and Recreation District of Bylaw 2P80 shall apply to permitted uses.

(b) Discretionary Use Rules

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 shall apply to discretionary uses unless otherwise noted below.

- (i) This site shall accommodate a maximum of one building with a maximum net floor area of 100 square metres and a maximum building height of one storey.

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**SCHEDULE B**

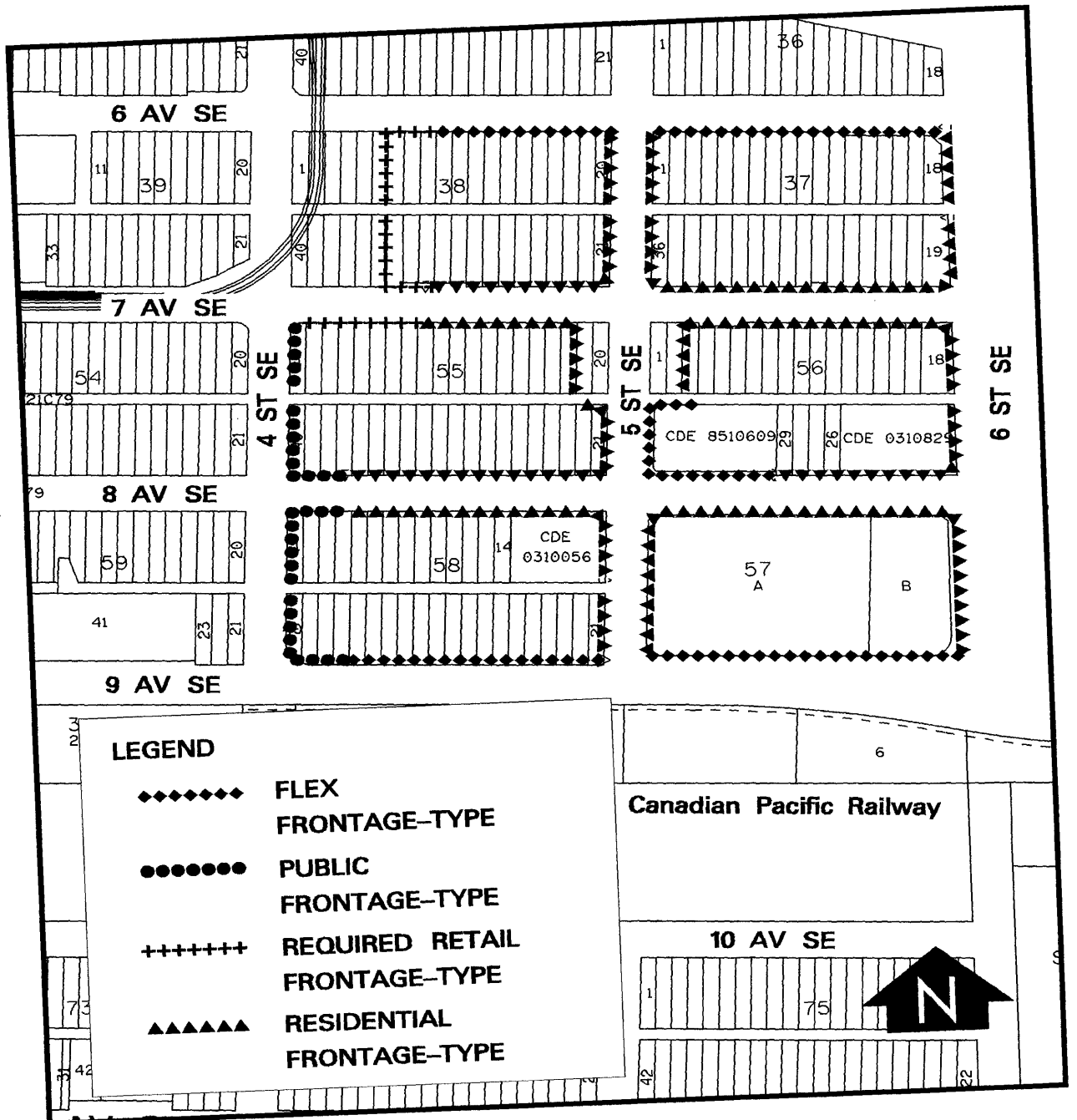
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- (ii) The building design including form, character and aesthetic quality of exterior building materials shall consider the context, to the satisfaction of the Approving Authority.

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## SCHEDULE B

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# BYLAW NO. 93Z2005

ADVERTISED IN the Calgary Sun ON Oct. 27.05

**11** BYLAW 93Z2005  
DOWNTOWN – EAST VILLAGE

To accommodate primarily residential high density development including small scale commercial uses at ground level. Within Area B2, the potential exists for university and college uses and a variety of commercial uses including retail, restaurants and entertainment. PE - Public Park, School and Recreation District

Street	Municipal Address	Legal Description	Existing Land Use Designation	Proposed Land Use Designation
6 Avenue SE	509,511,513,515,517, 519,521,523,525,527, 531,533,539,541	Plan A, Block 38 Lots 4 to 20	19Z2002	93Z2005
	621R, 623, 625, 633, 635	Plan A, Block 37 Lots 9 to 18	19Z2002	93Z2005
7 Avenue SE	504	Plan A; Block 38 Lots 39 to 40	19Z2002	93Z2005
	512, 520	Plan A, Block 38 Lots 30 to 38	19Z2002	93Z2005
	539	Plan A, Block 55 Lots 1 to 38	19Z2002	93Z2005 and PE
	526, 528, 532, 534, 538	Plan A, Block 38 Lots 21 to 29	19Z2002	93Z2005
	609, 617, 631	Plan A, Block 56 Lots 4 to 18	19Z2002	93Z2005
	610	Plan A, Block 37 Lots 11, 12, 30, 31	19Z2002	93Z2005
	602, 606	Plan A, Block 37 Lots 32 to 36	19Z2002	93Z2005
	630	Plan A, Block 37 Lots 19 to 29	19Z2002	93Z2005
8 Avenue SE	501, 505, 509, 511, 515, 517, 519, 521, 527	Plan A, Block 58 Lots 1 to 14	19Z2002	93Z2005
	535	Plan 0310056 (condos)	19Z2002	93Z2005
	502	Plan A, Block 55 Lots 39 and 40	19Z2002	93Z2005
	610	Plan A, Block 56 Lots 30 to 37 Plan 8510609	19Z2002	93Z2005
	622, 624	Plan A, Block 56 Lots 26 to 29	19Z2002	93Z2005
	630	Plan 0310829 (condos)	19Z2002	93Z2005
9 Avenue SE	510	Plan A, Block 58 Lots 35 to 40	19Z2002	93Z2005
9 Avenue SE	516, 518, 522, 526, 530, 534, 538	Plan A, Block 58 Lots 21 to 35	19Z2002	93Z2005
4 Street SE	604	Plan A, Block 38 Lots 1 to 3	19Z2002	93Z2005
5 Street SE	606	Plan A, Block 37 Lots 1 to 8	19Z2002	93Z2005
	712	Plan A, Block 56 Lots 1 to 3	19Z2002	PE
	808	Plan 11LK, Block 57 Lot A	19Z2002	93Z2005
6 Street SE	807	Plan 11LK, Block 57 Lot B	19Z2002	93Z2005
And all adjacent lanes and roads			Undesignated road right of way	93Z2005





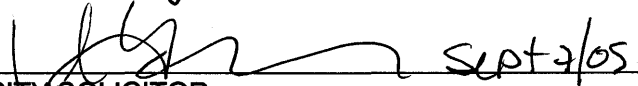
TO: CITY CLERK  
FROM: DEVELOPMENT AND BUILDING APPROVALS  
RE: LUB/93Z2005

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APPROVED AS TO CONTENT

  
\_\_\_\_\_  
HEAD - ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM

  
\_\_\_\_\_  
CITY SOLICITOR

BUDGET PROGRAM NO.  
(if applicable)

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DATE OF COUNCIL INSTRUCTION  
(if applicable)

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