

BYLAW NUMBER 43D2008

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2008-0003)**

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 Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District 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.

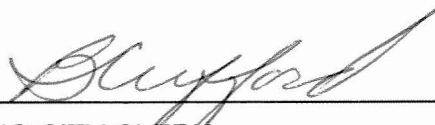
READ A FIRST TIME THIS 9th DAY OF JUNE, 2008.

READ A SECOND TIME, AS AMENDED, THIS 9th DAY OF JUNE, 2008.

READ A THIRD TIME, AS AMENDED, THIS 9th DAY OF JUNE, 2008.



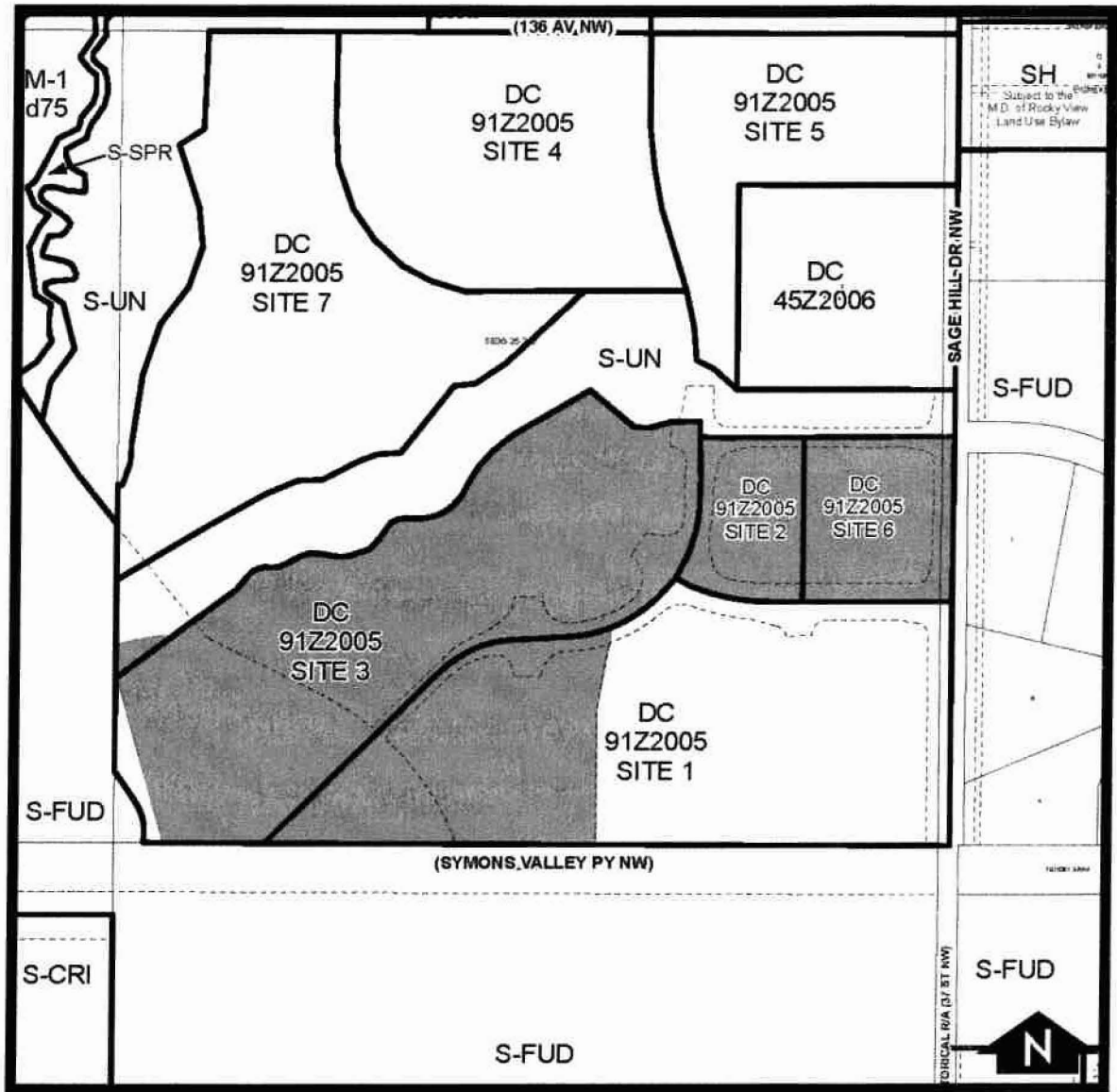
MAYOR
SIGNED THIS 3rd DAY OF JULY, 2008.



ACTING CITY CLERK
SIGNED THIS 3rd DAY OF JULY, 2008.

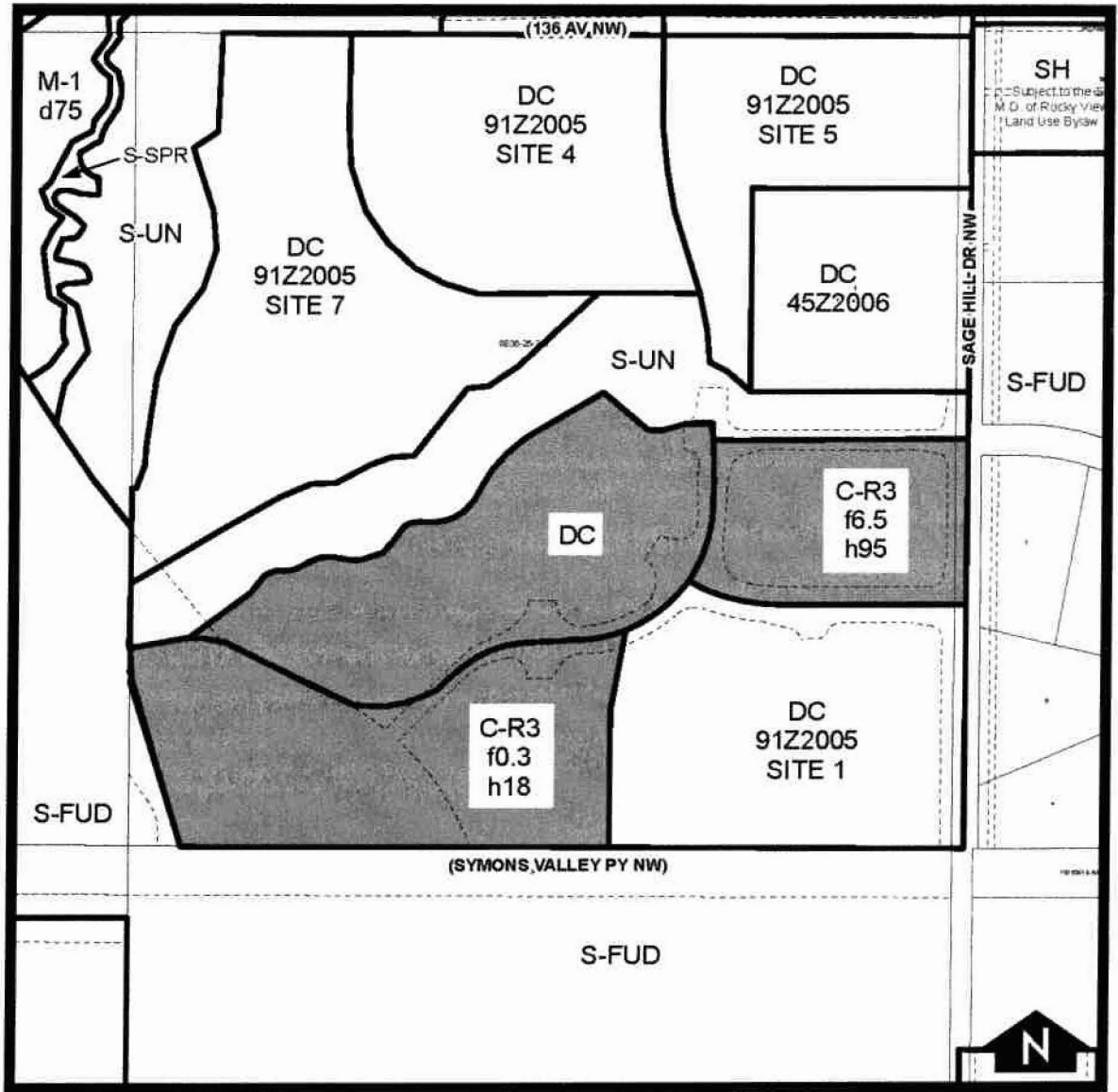
AMENDMENT LOC2008-0003
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SCHEDULE A



AMENDMENT LOC2008-0003
BYLAW NUMBER 43D2008

SCHEDULE B



DC DIRECT CONTROL DISTRICT

SCHEDULE B

CONTINUED

Purpose

- 1 This Direct Control District is intended to be characterized by:
- (a) comprehensively planned, designed and phased **development** that accommodates mixed-use retail, residential and office uses;
 - (b) regulation of the location of **buildings**, roads and pedestrian access, and the ratio of smaller to larger **commercial uses**, within the area governed by this Direct Control District;
 - (c) **buildings** oriented along a central **pedestrian corridor**;
 - (d) predominately smaller-scale **commercial uses**, and limited medium-scale **commercial uses**, with residential and office development located above-grade.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, 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.

Application

- 4 The provisions in sections 5 through 17 apply to this Direct Control District.

Permitted Uses

- 5 The **permitted uses** of the C-C2f##h# Commercial – Community 2 ##h# District are the **permitted uses** in this Direct Control District.

Discretionary Uses

- 6 The **discretionary uses** of the C-C2f##h# Commercial – Community 2 District are the **discretionary uses** in this Direct Control District.

Bylaw 1P2007 District Rules

- 7 Unless otherwise specified, the rules of the C-C2f##h# Commercial – Community 2 District apply.

Floor Area Ratio

- 8 The maximum floor area ratio on all **parcels** is 3.0.

SCHEDULE B

CONTINUED

Building Height

9 The maximum building height on all *parcels* is 95 metres.

“Commercial Uses”

10

- (a) The maximum gross floor area of all “**Commercial Uses**”, excluding **Office** and **Hotel**, on all *parcels* regulated by this bylaw is 39,000 square metres, to be divided into use areas as follows:
 - (i) 25,000 square metres in use areas of no more than 930 square metres each, and;
 - (ii) 14,000 square metres with no maximum use area.
- (b) Where a *use area* for “**Commercial Uses**”, excluding **Office** and **Hotel**, exceeds 7,432 square metres, it must:
 - (i) be located on a minimum of two **storeys**; and
 - (ii) provide the minimum **motor vehicle parking stalls** required for that *use* both at **grade** and in structured parking.
- (c) The maximum gross floor area of all “**Commercial Uses**”, excluding **Office** and **Hotel**, on all *parcels* regulated by this bylaw is 39,000 square metres.

Dwelling Units

11 A maximum of 650 **Dwelling Units** may be developed on all *parcels* regulated by this bylaw.

Offices

12 The maximum **gross floor area** for **Office** on all *parcels* regulated by this bylaw is 3,720 square metres.

Pedestrian Corridor

13

- (a) A “**Pedestrian Corridor**” comprising a **street** or a pedestrian mall, or both, must be located within the site.

SCHEDULE B

CONTINUED

- (b) Street furniture, including benches, waste receptacles, bicycle parking facilities, and ornamental street lights must be provided in the "**Pedestrian corridor**".

Building Area
14

- (a) All **buildings** must face onto the "**Pedestrian Corridor**".
- (b) The **Development Authority** may consider a variance to 14 (a) and allow **buildings** to be developed that do not front onto the "**Pedestrian Corridor**" provided that this corridor is completely lined with **buildings**.
- (c) Where **buildings** face onto the "**Pedestrian Corridor**", they must:
 - (i) not be setback from the front sidewalk unless the setback results in an improved pedestrian environment;
 - (ii) provide for one or more entrances onto the front sidewalk;
 - (iii) orient the front façade toward the **pedestrian corridor** and include windows, doors and other types of openings on the main floor;
 - (iv) except for restaurants and drinking establishments, have a different architectural articulation for each façade every 7.5 to 10 metres; and
 - (v) provide for a continuous and uninterrupted built form along both sides of the "**Pedestrian Corridor**".

Roadway Development
15

- (a) Each side of a **street** within the "**Pedestrian Corridor**" must contain:
 - (i) minimum 2.4 metre wide sidewalks;
 - (ii) boulevards with trees;
 - (iii) **motor vehicle parking stalls** where commercial frontage is present; and

SCHEDULE B

CONTINUED

- (iv) street furniture, including benches, waste receptacles, and bicycle parking facilities.
- (b) A **street** in the "**Pedestrian Corridor**" must contain a tree-lined median.
- (c) **Motor vehicle parking stalls** located along a **street** in the "**Pedestrian Corridor**" must be provided diagonally.

**Pedestrian Area
16**

- (a) A central and accessible pedestrian area, consisting of a park, plaza or public space, is required within the site.
- (b) More than one patio, facing onto the "**Pedestrian Corridor**", is required.

Pedestrian Bridge

- 17** A pedestrian bridge must be **developed** across the ravine by the developer connecting this site with the **adjacent** lands on the north side of the ravine.

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ADVERTISED IN: Calgary Sun on Thursday May 22, 2008

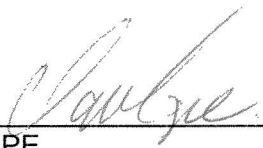
**6 SAGE HILL
BYLAW 43D2008**

To redesignate the land located at the southerly portion of 3555 Sage Hill Drive NW (SE Section 36-25-2-5) from DC Direct Control District to C-R3f0.3h18 – Commercial – Regional 3 District, C-R3f6.5h05 – Commercial – Regional 3 District and DC Direct Control District to accommodate the development of a regional commercial centre.

TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/43D2008


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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)
