

BYLAW NUMBER 92D2008

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2008-0056)**

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;

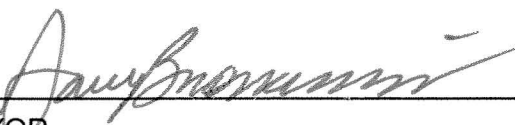
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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.

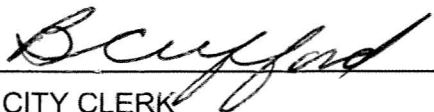
READ A FIRST TIME THIS 3rd DAY OF NOVEMBER, 2008.

READ A SECOND TIME THIS 3rd DAY OF NOVEMBER, 2008.

READ A THIRD TIME THIS 3rd DAY OF NOVEMBER, 2008.



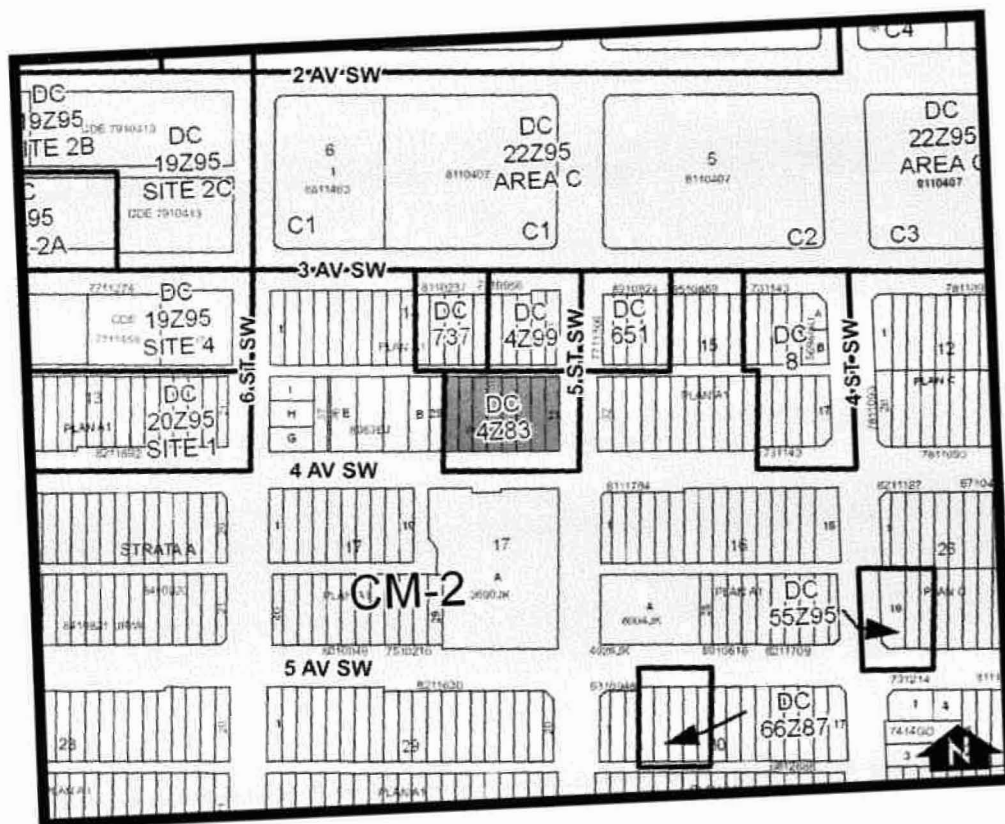
MAYOR
SIGNED THIS 3rd DAY OF NOVEMBER, 2008.



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

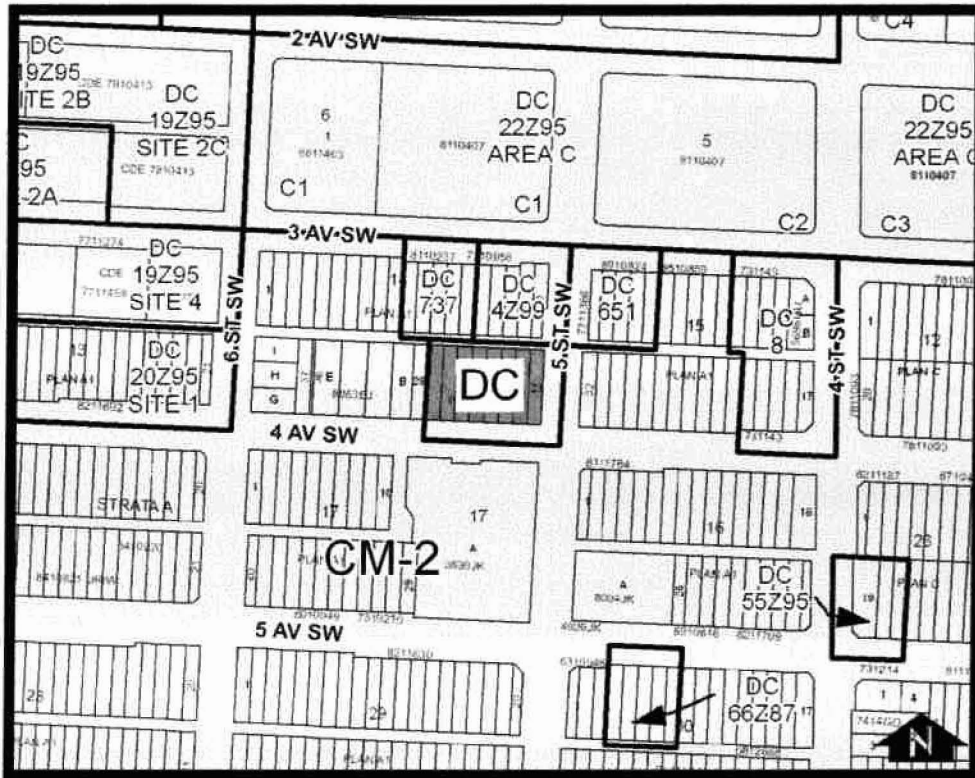
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SCHEDULE A



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SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

- 1 This Direct Control District is intended to be for commercial office development including ancillary retail and service commercial uses.

Compliance with Bylaw 1P2007

- 2 Unless otherwise specified, the rules and provisions of sections 1 through 4 of Part 1, sections 21(1),(2) and 22 of Part 2, and Part 10 of Bylaw 1P2007 apply to this Direct Control District.

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Reference to Bylaw 1P2007

- 3** Unless otherwise specified within this Direct Control District, a reference to a section in Part 10 of Bylaw 1P2007 is a reference to the section as it existed on the date of passage of this Bylaw.

Defined Uses

- 4** In this Direct Control District,
- (a) "Restaurants" means an establishment where food is prepared and served on the premises for sale to the public.
 - (b) "School, private" means a place of instruction which is not operated with public funds and which may offer courses of study equivalent to those offered in a public school.
 - (c) "Senior citizens housing" means any multiple dwelling constructed in compliance with The Senior Citizens Housing Act.

Discretionary Uses

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

- (a) Accessory buildings
- (b) Air rights development
- (c) Amusement arcades
- (d) Apartment buildings
- (e) Apartment-hotels
- (f) Athletic and recreation facilities
- (g) Auto body and paint shops
- (h) Automotive sales and rental
- (i) Automotive services
- (j) Automotive specialties
- (k) Billiard parlours
- (l) Child care facilities
- (m) Commercial schools
- (n) Community association buildings
- (o) Drinking establishments
- (p) Dwelling units
- (q) Entertainment establishments
- (r) Essential public services
- (s) Financial institutions
- (t) Grocery stores
- (u) Home occupations
- (v) Hotels
- (w) Laboratories

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- (x) Light manufacturing
- (y) Liquor stores
- (z) Lodging houses
- (aa) Mechanical reproduction and printing establishments
- (bb) Medical clinics
- (cc) Offices
- (dd) Parking lots at grade
- (ee) Parking structures
- (ff) Parks and playgrounds
- (gg) Personal service establishments
- (hh) Private clubs and organizations
- (ii) Private schools
- (jj) Public and quasi-public buildings
- (kk) Public and separate schools
- (ll) Radio and television studios
- (mm) Restaurants
- (nn) Retail food stores
- (oo) Retail stores
- (pp) Signs
- (qq) Special care facilities
- (rr) Universities, colleges, provincial training centres
- (ss) Utilities
- (tt) Veterinary clinics

Development Guidelines

- 6 The General Rule for Commercial Districts contained in Section 33 in Part 10 of Bylaw 1P2007 and the Permitted and discretionary Use Rules of CM-2 shall apply unless otherwise noted below.

Development Plans

- 7 Approval of this application does not constitute approval of a development permit. Comprehensive plans, including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to the Approving Authority as part of a development permit application. In considering such an application, the Approving Authority shall ensure the building and site layout conform substantially to the plans and renderings submitted to City Council during their consideration of Bylaw 4Z83.

F.A.R.

- 8 Maximum floor area ration shall be 14.9:1. Any floor area totally or partially above grade level, including the 1st floor, shall be included in the F.A.R. calculations.

Building Height

- 9 Maximum building height shall be 29 storeys not exceeding 109.5 m (360 sq. ft.) at any roofline (not including mechanical penthouse).

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+15 System

- 10** At the Development Permit stage the developer shall, at his expense, construct a +15 bridge over either 4 Avenue or 5 Street plus all necessary infrastructure to appropriate City standards to the satisfaction of the Approving Authority. If a bridge or portion of the +15 infrastructure cannot, in the opinion of the Approving authority, be constructed at the time of development, a cash-in-lieu payment for the equivalent shall be made.

Finishing Material

- 11** The finishing material shall substantially conform to the quality demonstrated in the plans submitted at the land use stage.

Parking and Loading

- 12** Parking and loading shall be in accordance with the provisions of Section 18 in Part 10 of Bylaw 1P2007 as amended from time to time.