

BYLAW NO. 21Z2008

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment LOC2007-0054)**

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;

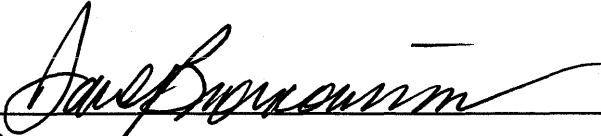
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 10th DAY OF MARCH, 2008.

READ A SECOND TIME THIS 10th DAY OF MARCH, 2008.

READ A THIRD TIME THIS 10th DAY OF MARCH, 2008.



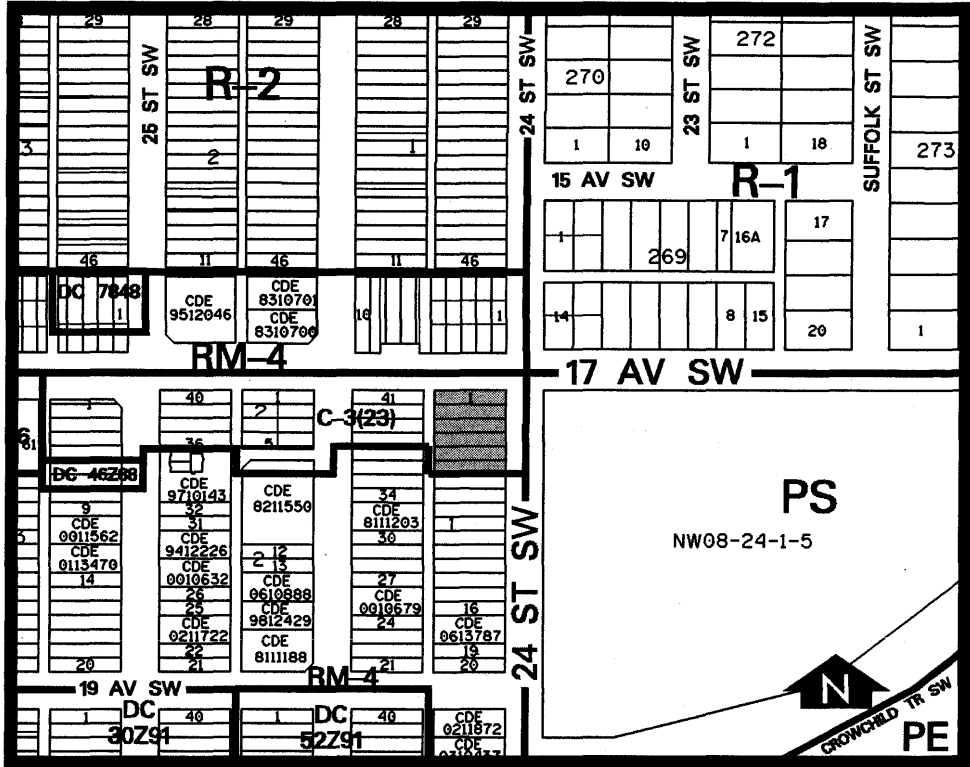
MAYOR
SIGNED THIS 10th DAY OF MARCH, 2008.



ACTING CITY CLERK
SIGNED THIS 10th DAY OF MARCH, 2008.

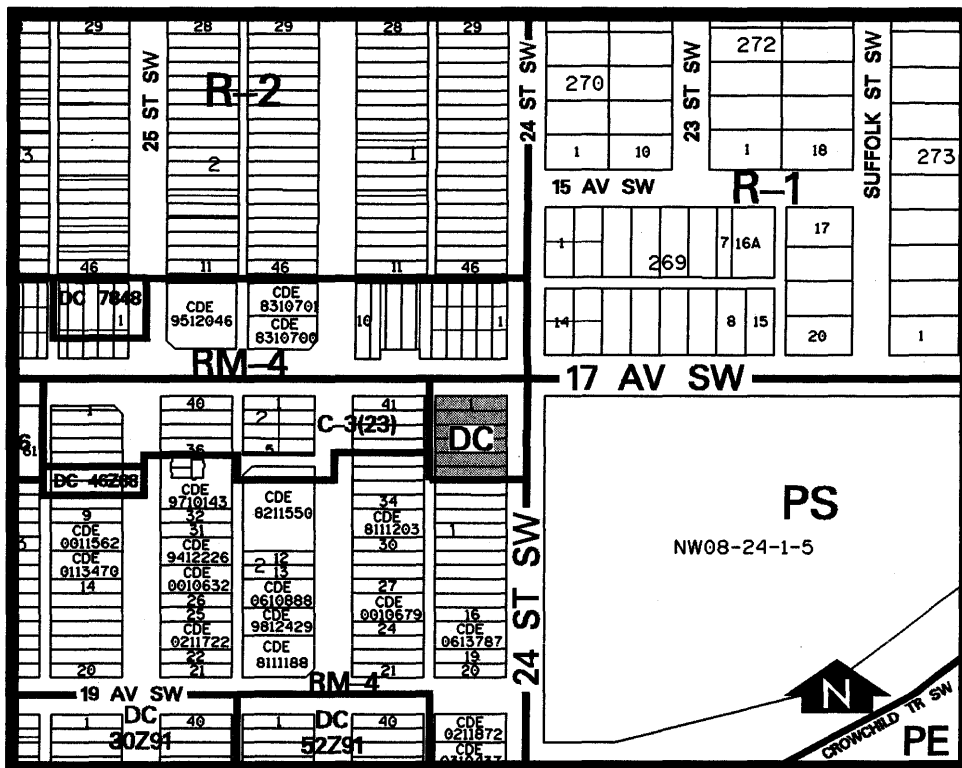
Amendment LOC2007-0054 Bylaw 21Z2008

SCHEDULE A



Amendment LOC2007-0054 Bylaw 21Z2008

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of C-3(30) General Commercial District shall be the Permitted and Discretionary Uses respectively excluding auto body and paint shop, automotive sales and rentals, automotive services and automotive specialties.
2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of the C-3(30) General Commercial District shall apply to Permitted Uses and the Discretionary Use Rules of the C-3(30) General Commercial District shall apply to Discretionary Uses, unless otherwise noted below:

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SCHEDULE B

CONTINUED

(a) Commercial Component

The development shall only contain a mix of commercial uses.

(b) Gross Floor Area

A maximum of 4.5 FAR.

(c) Front Yard

No minimum requirement.

(d) Ground Floor Access

Each commercial use located on the ground floor shall have direct entries from the public sidewalk.

(e) Recycling facilities

Comprehensive recycling facilities shall be provided.

(f) Landscaped Area

(i) A minimum of 40 per cent of the site shall be landscaped;

(ii) Landscaped areas contained either at-grade, roof top and/or at terraced levels may be counted towards the 40 per cent landscaping requirement;

(iii) All adjacent boulevards shall be landscaped.

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ADVERTISED IN: Calgary Sun on Thursday February 21, 2008

**8 RICHMOND
BYLAW 21Z2008**
To redesignate the land located at
1901 - 24 Street SW (Plan 56610,
Block 1, Lots 1 to 6) from C-3(23)
General Commercial District to DC
Direct Control District to accommodate
additional residential units. (Bylaw
2P80)

TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/21Z2008

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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)
