

**Existing DC Direct Control District (Bylaw 57Z2004)**

**BYLAW NO. 57Z2004**

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND  
THE CITY OF CALGARY LAND USE BYLAW 2P80  
(Land Use Amendment # LOC2004-0023)**

\*\*\*\*\*

**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.
2. Bylaw 2P80 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".
3. This Bylaw comes into force on the date it is passed.

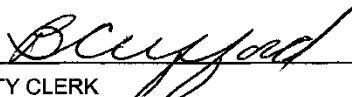
READ A FIRST TIME THIS 19<sup>th</sup> DAY OF JULY, 2004.

READ A SECOND TIME THIS 19<sup>th</sup> DAY OF JULY, 2004.

READ A THIRD TIME THIS 19<sup>th</sup> DAY OF JULY, 2004.

  
\_\_\_\_\_  
MAYOR

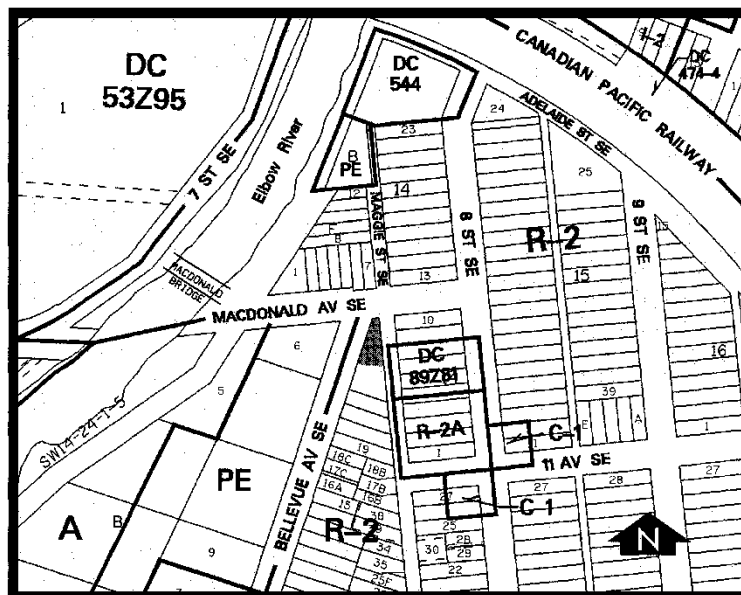
DATED THIS 19<sup>th</sup> DAY OF JULY, 2004.

  
\_\_\_\_\_  
DEPUTY CITY CLERK

Existing DC Direct Control District (Bylaw 57Z2004)

Amendment # LOC2004-0023  
Bylaw # 57Z2004

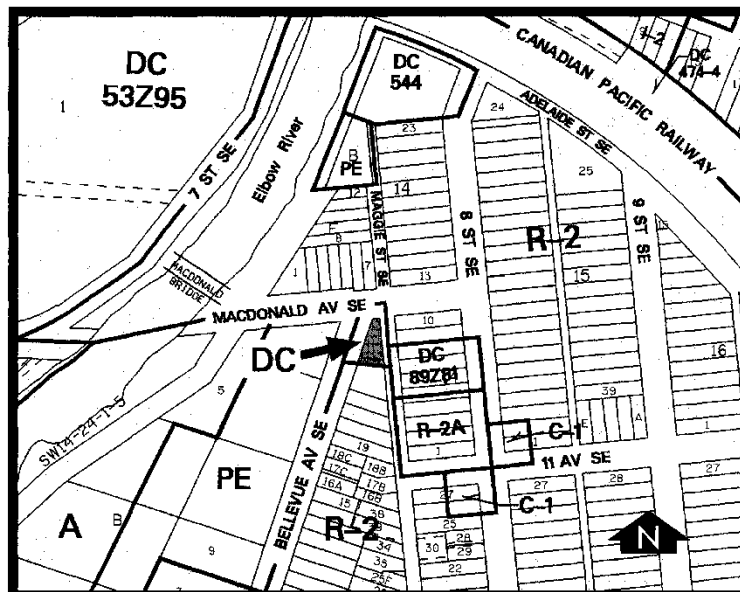
SCHEDULE A



Existing DC Direct Control District (Bylaw 57Z2004)

Amendment # LOC2004-0023  
Bylaw # 57Z2004

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the R-2 Residential Low Density District of Bylaw 2P80 shall be the Permitted and Discretionary Uses, respectively, with the additional Discretionary Use of a comprehensively designed mixed-use development containing a dwelling unit.

**Existing DC Direct Control District (Bylaw 57Z2004)**

**Amendment # LOC2004-0023  
Bylaw # 57Z2004**

**SCHEDULE B**

**CONTINUED**

**2. Development Guidelines**

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of the R-2 Residential Low Density District shall apply to Permitted Uses and the Discretionary Use Rules of the R-2 Residential Low Density District shall apply to Discretionary Uses, unless otherwise noted below.

**(a) Commercial Component**

A low density mixed use building shall include one dwelling unit with a minimum area of 109 square metres  $\pm$  gross floor area, and may contain a combined maximum of 217 square metres  $\pm$  gross floor area of office and restaurant – food service only space.

**(b) Parking**

Parking stalls shall be designed and located to the satisfaction of the Development Authority.

**(c) Development Plans**

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the Development Authority as part of a Development Permit application. In considering such an application, the Development Authority shall ensure any development incorporating office and restaurant-food service only uses conforms substantially to the plans and renderings submitted to City Council during its consideration of this Bylaw.