

## TABLED REPORT

BYLAW 101D2014, AS AMENDED, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2011-0079), Second and Third Reading

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### BYLAW 101D2014, AS AMENDED

Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2011-0079)

2<sup>nd</sup> Reading, as amended

3<sup>rd</sup> Reading, as amended

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**BACKGROUND:** At the 2014 October 6 and 7 Combined Meeting of Council, Council introduced amendments to the proposed bylaw to remove the Residential – One Dwelling (R-1s) District and add additional conditions on stripping and grading within the Direct Control Guidelines. The R-1s area will be changed to Special Purpose – Urban Nature (S-UN). The change in land use from R-1s to S-UN requires a new public hearing on this amendment.

**Public Hearing:** The Public Hearing with respect to Bylaw 101D2014 was held on 2014 October 06.

**Ineligible to Vote:** Councillor Jones was absent from the 2014 October 6 Public Hearing on Bylaw 101D2014 and is therefore not eligible to vote on the matter.

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Excerpt from the Minutes of the Combined Meeting of Council, held 2014 October 06 and 07:

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“Note: The public hearing with respect to Bylaws 10C2014, 101D2014 and 102D2014 were held concurrently under Report CPC2014-113.

ADOPT, Moved by Councillor Carra, Seconded by Councillor Colley-Urquhart, that the Calgary Planning Commission Recommendations contained in Report CPC2014-107B be adopted, **after amendment**, as follows:

That Council:

1. ADOPT the proposed closure of 1.68 hectares  $\pm$  (4.16 acres  $\pm$ ) of road (Plan 1311256, Areas B, C, E and F) adjacent to 11011 Trans Canada Highway, in accordance with Administration's recommendation; and
2. Give **first and second** readings to the proposed Closure Bylaw 10C2014.
3. ADOPT the proposed redesignation of 41.5 hectares  $\pm$  (102.5 acres  $\pm$ ) located at 11011 Trans Canada Highway SW and the closed road (SW 1/4 Section 32-24-2-5; Plan

1311256, Areas B, C, E and F) from Special Purpose – Future Urban Development (S-FUD) District and Undesignated Road Right of Way **to** Residential – One Dwelling (R-1s) District, Commercial – Community 2 f2.0h40 (C-C2f2.0h40) District, Special Purpose – Urban Nature (S-UN) District, Special Purpose – School, Park and Community Reserve (S-SPR) District and DC Direct Control District to accommodate multi-residential development, in accordance with Administration's recommendation; and

4. Give **first** reading to the proposed Bylaw 101D2014.
5. ADOPT the proposed redesignation of 14.0 hectares  $\pm$  (34.7 acres  $\pm$ ) land located at 11011 Trans Canada Highway SW and the closed road (SW 1/4 Section 32-24-2-5; Plan 1311256, Areas B, C, E and F) from Special Purpose – Future Urban Development (S-FUD) District and Undesignated Road Right of Way **to** DC Direct Control District to accommodate commercial development, in accordance with Administration's recommendation; and
6. Give **first and second** reading to the proposed Bylaw 102D2014.

CARRIED”

“INTRODUCE, Moved by Councillor Carra, Seconded by Councillor Colley-Urquhart, that Bylaw 101D2014, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2011-0079), be introduced and read a first time.

CARRIED”

“TABLE, AFTER AMENDMENT, Moved by Councillor Sutherland, Seconded by Councillor Pootmans:

1. That Bylaw 101D2014 **be amended in Schedule B**, as follows:
  - i) On page 3 of 4, **by deleting the Land Use Map and by substituting the Land Use Map as contained in the distributed document.**
  - ii) On page 3 of 4, DC Direct Control District, Purpose, **by adding a new Section 8, as follows:**

**“Stripping and Grading**

**8** (1) All excavation, stripping, and grading in this Direct Control District is a ***permitted use***.

(2) All excavation, stripping and grading in this Direct Control District requires a ***development permit***, unless the conditions of subsections 25(h)(i) or 25(h)(ii) of Bylaw 1P2007 are met.

- (3) A **development permit** for excavation, stripping or grading, when required, must not be approved in this Direct Control District unless:
- (a) the applicant provides confirmation of the date that the new Trans Canada Highway/Valley Ridge Boulevard S.W. interchange will be operational, as determined by the Province of Alberta;
  - (b) the date referred to in subsection 8(3)(a) coincides with or precedes the earliest forecasted occupation date of the ultimate **development** on the site, as provided by the applicant; and
  - (c) the earliest forecasted occupation date referred to in subsection 8(3)(b) is within 7 years of the **development permit** application date in respect of this Section 8."
2. That Council table second and third readings, of Bylaw 101D2014, **as amended**, to the 2014 November 03 Combined Meeting of Council.
3. That Council direct Administration to re-advertise Bylaw 101D2014, as amended, at the cost of the Applicant; and
- a) Any public submissions received in response to the amendments to Bylaw 101D2014 be attached to the tabled report; and
  - b) Council hold a new public hearing prior to second reading of Bylaw 101D2014, as amended.

CARRIED"