

BYLAW NO. 112Z2005

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment # LOC2005-0063)**

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;

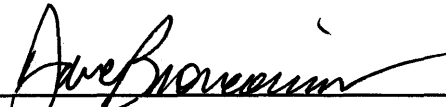
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 5th DECEMBER, 2005.

READ A SECOND TIME, AS AMENDED, THIS 5th DECEMBER, 2005.

READ A THIRD TIME, AS AMENDED, THIS 5th DECEMBER, 2005.



MAYOR

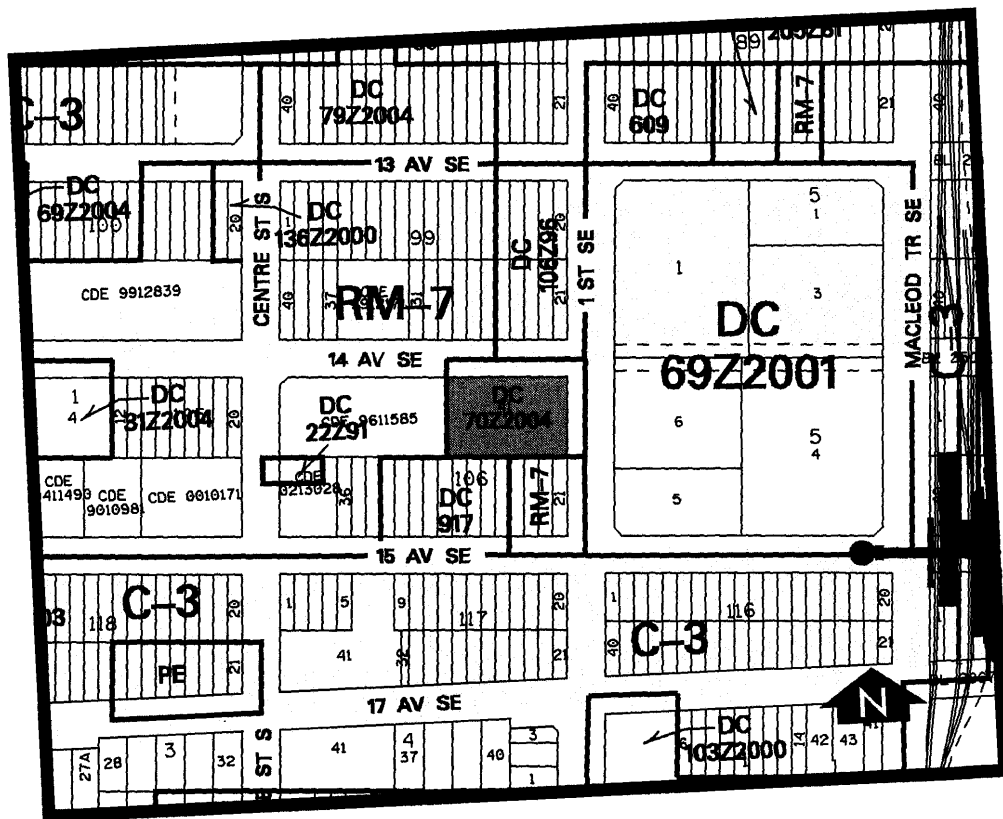
DATED THIS 15th DAY OF DECEMBER, 2005.



ACTING CITY CLERK

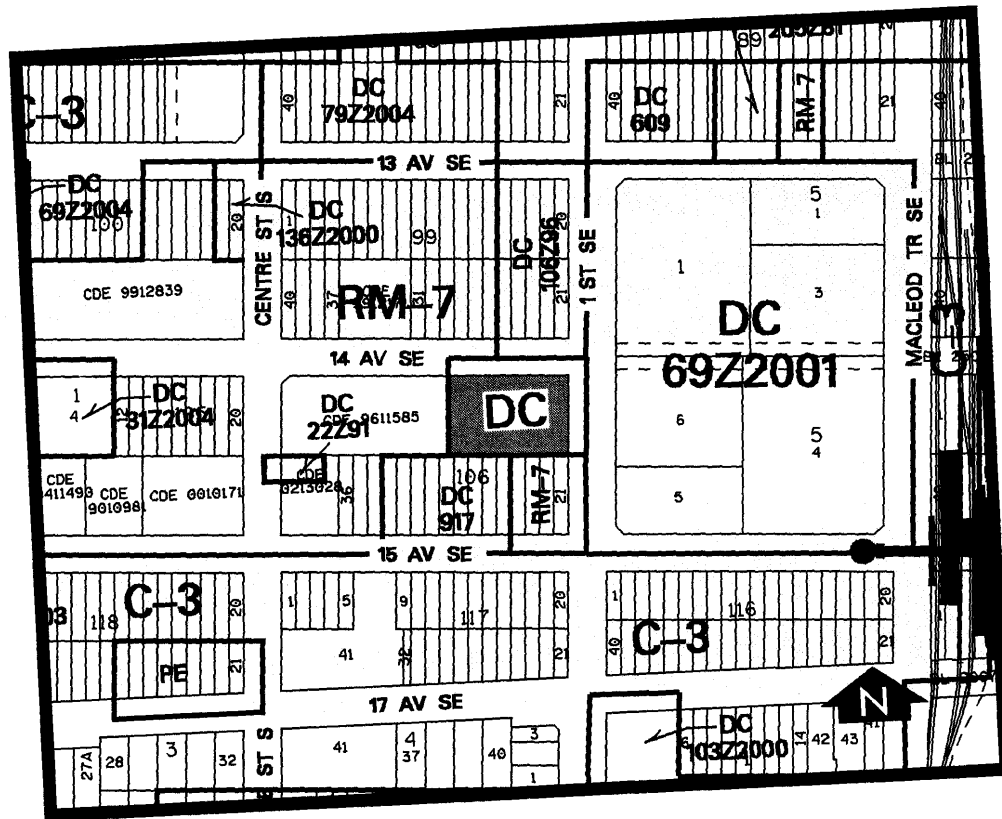
Amendment # LOC2005-0063 Bylaw # 112Z2005

SCHEDULE A



Amendment # LOC2005-0063 Bylaw # 112Z2005

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the RM-7 Residential High Density Multi Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively with the additional Discretionary Uses of Restaurants – licensed, Restaurants – Food service only, and Outdoor cafes.

Amendment # LOC2005-0063 Bylaw # 112Z2005

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 RM-7 Residential High Density Multi-Dwelling District shall apply to Permitted Uses and the Discretionary Use Rules of the RM-7 Residential High Density Multi-Dwelling District shall apply to Discretionary Uses, unless otherwise noted below:

(a) Front Yard

- (i)** For the purpose of this Bylaw all street frontages shall be considered frontyards;
- (ii)** No requirement for commercial development; and
- (iii)** A minimum of 3 metres for all other development.

A minimum of 3 metres except the front yard may be reduced to zero metres for commercial components of a building.

(b) Landscaped Area

- (i)** Where 50 percent or more of the gross floor area of a building is comprised of dwelling units, a minimum of 40 percent of the gross site area shall be provided as common amenity space through a combination of indoor facilities or outdoor landscaped space; and
- (ii)** All on-site horizontal surfaces not required for parking, vehicle or pedestrian movements shall be landscaped to the satisfaction of the Approving Authority.

(c) Private Amenity Space

Private amenity spaces provided for a dwelling unit shall have a minimum area of 5.6 square metres and shall be provided in the form of an open or enclosed balcony with a glazed opening to the outside amounting to no less than 75 percent of the exterior wall and a minimum dimension of 1.8 metres.

Amendment # LOC2005-0063

Bylaw # 112Z2005

SCHEDULE B

CONTINUED

- (d) Commercial
 - (i) Commercial uses shall have a maximum gross floor area of 2 FAR;
 - (ii) Commercial uses may be developed as stand-alone structures;
 - (iii) A stand-alone commercial structure may only be located within the easterly 30 metres of the site;
 - (iv) A stand-alone commercial structure shall have a maximum height of 7 storeys;
 - (v) Where commercial uses are located within a mixed use building, commercial uses shall be limited to the first and second storeys and have separate entry from that of the residential component of the building; and
 - (vi) Notwithstanding subparagraphs (i) through (v) above, an outdoor café shall have a maximum gross floor area of 60 metres.
- (e) Parking
 - (i) Surface parking areas shall be screened, to the satisfaction of the Development Authority, from adjacent residential developments.
 - (ii) No minimum parking is required for the related additional restaurant-licensed, restaurant food service only and Outdoor Café.
- (f) Outside Storage

Outside storage is prohibited.
- (g) Residential

On that portion of the site that is west of the easterly 30 metres, the following shall apply:

 - (i) Site development shall be of high quality and design, satisfactory to the Approving Authority;

**Amendment # LOC2005-0063
Bylaw # 112Z2005**

SCHEDULE B

CONTINUED

- (ii) All structures shall have finishes which normally will not require reapplication during the life of the building and are an integral part of the cladding of the development;
- (iii) Where townhouse or stacked townhouse development is incorporated at grade level, front yard requirements may be reduced to a minimum of 3.0 metres; and
- (iv) Comprehensive recycling facilities shall be provided to the satisfaction of the Approving Authority at the Development Permit Stage.

BYLAW NO. 11222005

ADVERTISED IN The Calgary Sun ON Nov. 10. 05

3 BYLAW 11222005
BELTLINE
To redesignate the land located at 1401
- 1 Street SE (Plan 0311438 Block 106 Lot
41) from DC Direct Control District to DC
Direct Control District to accommodate
the additional uses of Restaurant-
Licensed, Restaurant-Food Service Only
and Outdoor Café.

TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/112Z2005


=====

APPROVED AS TO CONTENT



HEAD - ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM



CITY SOLICITOR *Nov 9/05*

BUDGET PROGRAM NO.
(if applicable)

DATE OF COUNCIL INSTRUCTION
(if applicable)
