

**BYLAW NO. 13Z2005**

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND  
THE CITY OF CALGARY LAND USE BYLAW 2P80  
(Land Use Amendment # LOC2004-0075)**

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**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.

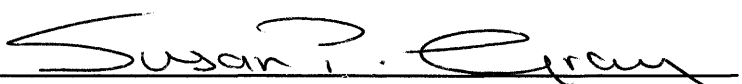
READ A FIRST TIME THIS 7<sup>th</sup> DAY OF FEBRUARY, 2005.

READ A SECOND TIME, AS AMENDED, THIS 7<sup>th</sup> DAY OF FEBRUARY, 2005.

READ A THIRD TIME, AS AMENDED, THIS 7<sup>th</sup> DAY OF FEBRUARY, 2005.

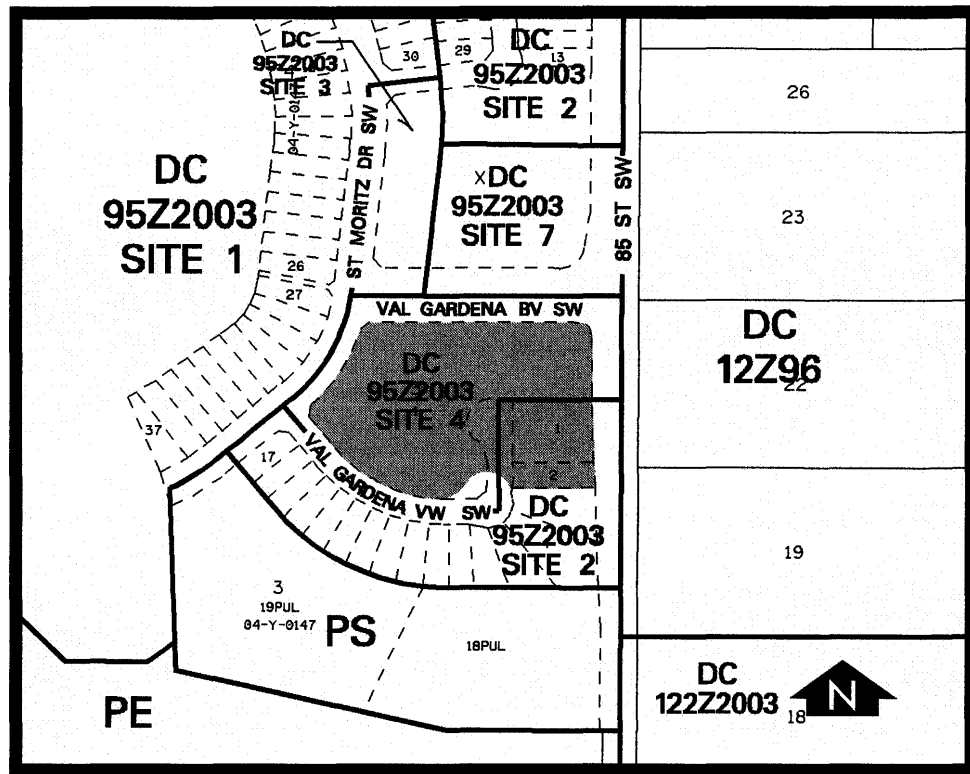
  
\_\_\_\_\_  
DEPUTY MAYOR

DATED THIS 15<sup>th</sup> DAY OF FEBRUARY, 2005.

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

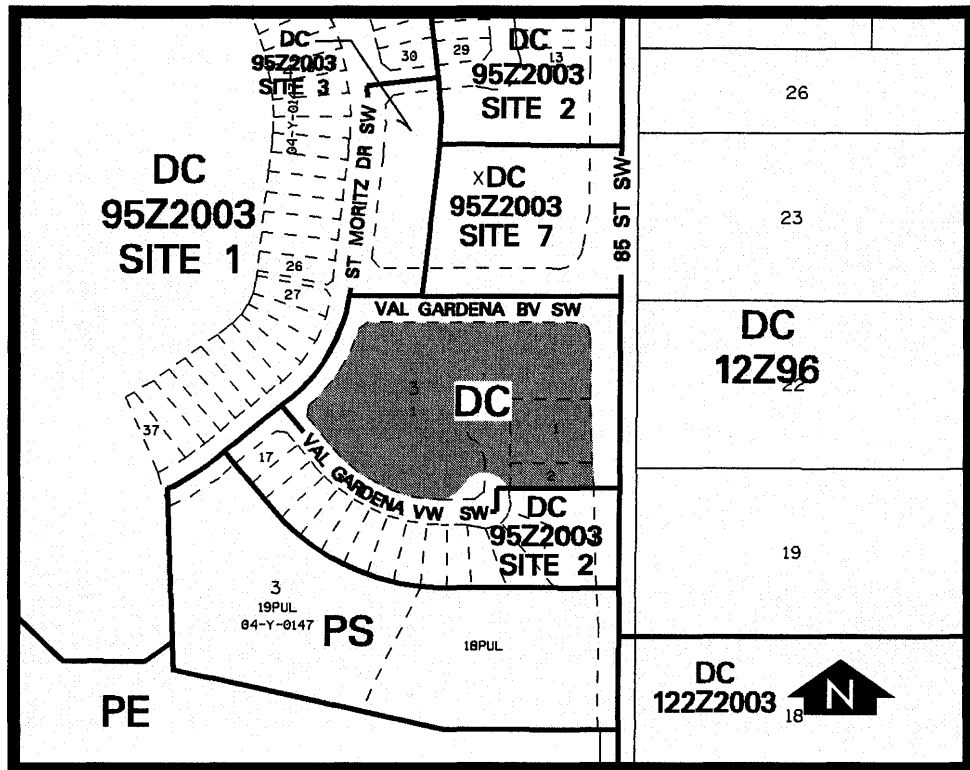
# Amendment # LOC2004-0075 Bylaw # 13Z2005

## SCHEDULE A



# Amendment # LOC2004-0075 Bylaw # 13Z2005

## SCHEDULE B



### DC DIRECT CONTROL DISTRICT

#### 1. Land Use

The Permitted and Discretionary Uses of the RM-4/125 Residential Medium Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively.

# **Amendment # LOC2004-0075 Bylaw # 13Z2005**

## **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-4/125 Residential Medium Density Multi-Dwelling District shall apply to Permitted Uses and the Discretionary Use Rules of the RM-4/125 Residential Medium Density Multi-Dwelling District shall apply to Discretionary Uses, unless otherwise noted below:

**(a) Density**

The maximum number of dwelling units shall be 160.

**(b) Site and Building Guidelines**

- (i)** overall pedestrian circulation shall demonstrate the ability of pedestrians to have legible and clear opportunities to move from the edges of the site to and between buildings, and to the adjacent open space system and commercial development;
- (ii)** residential buildings/lots/units shall orient toward adjacent streets and shall include architectural and/or landscaping elements to enhance the pedestrian-friendly streetscape of the area;
- (iii)** a unifying architectural theme including details for, but not limited to, exterior finishing materials, colours, pedestrian and vehicle lighting, street furniture and roof screening;
- (iv)** urban design elements such as low fencing shall be required to enhance pedestrian-friendly streetscapes along Val Gardena Boulevard SW; and
- (v)** the landscape plan shall include proposed standards for the treatment of all required yards, boulevards, on-site circulation routes and treatments proposed for interior on-site boulevard and road edge conditions.

# **Amendment # LOC2004-0075 Bylaw # 13Z2005**

## **SCHEDULE B**

### **CONTINUED**

- (c) The development shall comply with slope adaptive principles as follows:
  - (i) all dwellings and accessory buildings shall comply with slope adaptive principles;
  - (ii) the natural landform shall be retained as much as possible, without mass regrading to create level lots on existing slopes;
  - (iii) the built form shall step down the slope, utilizing natural grade variations through stepped, multi-level housing design. For slopes 15 percent or greater, utilizing terraces within the built form that are created by a multi-level stepped design for outdoor amenity space;
  - (iv) the site slope shall be absorbed into the building massing, with exposed retaining walls having a maximum height of 1.2 metres;
  - (v) changes to the natural drainage pattern, ground water levels, landform stability and erosion potential of the site shall be minimized;
  - (vi) the built form shall be sensitively integrated into the natural terrain and the amount of paving should be kept to a minimum; and
  - (vii) building design, materials and retaining walls shall blend with the natural setting. Variations in setbacks, building heights, orientation and grade levels are required to help mitigate the visual impact of a "wall" or "string" of development along and against slopes.
  
- (d) That comprehensive recycling facilities be provided to the satisfaction of the Approving Authority at the development stage.

BYLAW NO. 1322005

ADVERTISED IN The Calgary Sun ON 05/01/27

**9** BYLAW #1322005      **SPRINGBANK HILL**

To redesignate the land located at 2375 - 85 Street SW and portions of 2275 & 2335 - 85 Street SW (Plan 9711504, Lot 1; Plan 4130AJ, portion of Block X; Plan 4130AJ, Block 2, portion of Lot 12) from DC Direct Control District to DC Direct Control District to accommodate medium density multi-dwelling residential development.


TO: CITY CLERK  
FROM: DEVELOPMENT AND BUILDING APPROVALS  
RE: LUB/13Z2005

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APPROVED AS TO CONTENT

  
\_\_\_\_\_  
HEAD - ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM

 Jan 10/05  
\_\_\_\_\_  
CITY SOLICITOR

BUDGET PROGRAM NO.  
(if applicable)

\_\_\_\_\_

DATE OF COUNCIL INSTRUCTION  
(if applicable)

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