

BYLAW NO. 108Z2006

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment LOC2006-0047)

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;

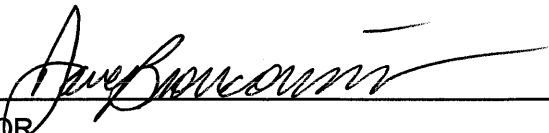
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 11TH DAY OF DECEMBER, 2006.

READ A SECOND TIME THIS 11TH DAY OF DECEMBER, 2006.

READ A THIRD TIME THIS 11TH DAY OF DECEMBER, 2006.



MAYOR

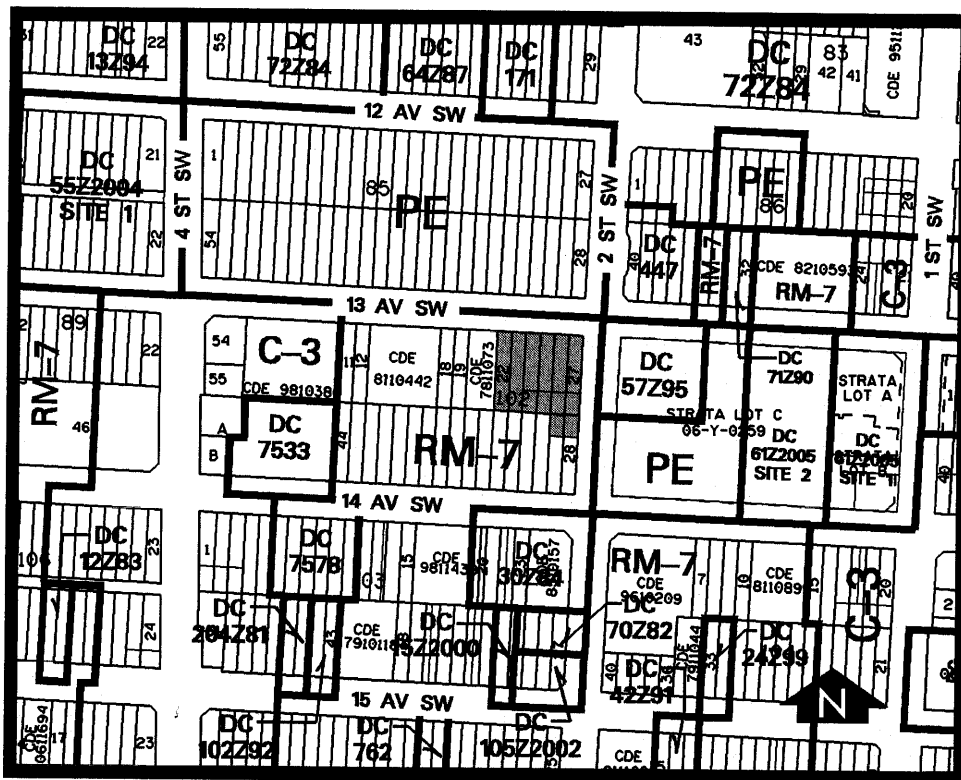
DATED THIS 11TH DAY OF DECEMBER, 2006



ACTING CITY CLERK

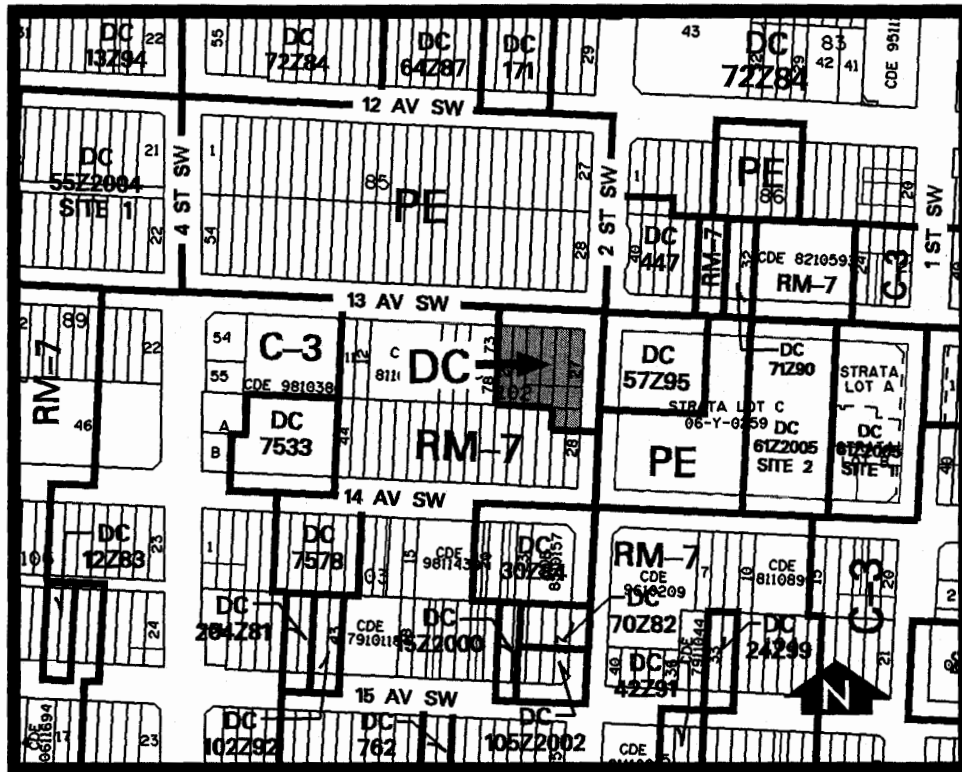
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SCHEDULE A



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SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the RM-7 Residential High Density Multi-Dwelling District as the Permitted and Discretionary Uses respectively with the additional Discretionary Use of Live-work unit.

For the purpose of this bylaw, "live-work unit" means a type of dwelling unit used by the resident for working and living purposes that may include, but is not limited to offices, personal service businesses and the selling of goods produced on site.

2. Development Guidelines

The General Rules of 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

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SCHEDULE B

CONTINUED

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 the Discretionary Uses unless otherwise noted below:

(a) Yards

- (i) A minimum yard of 3.0 metres adjacent to 13 Avenue SW and 2 Street SW; and
- (ii) No yard requirement for all other yards.

(b) Parking

- (i) a minimum of 0.9 stalls for each residential and live-work unit; and
- (ii) 0.15 stalls per residential unit for visitor parking, unless a lesser amount is demonstrated sufficient to the satisfaction of the Approving Authority.

(c) Shadow Protection on Central Memorial Park and Haultain Park

New buildings shall not cast shadows beyond a line measured 20 metres into the park, parallel to any exterior property line between the hours of 10:00am and 4:00pm on September 21.

(d) Gross Floor Area

- (i) A base of up to 5.0 FAR; and
- (ii) FAR may be increased from 5.0 to a maximum of 7.0 for residential/mixed use development in accordance with the bonus provisions contained within the Beltline Area Redevelopment Plan as approved and amended by Council from time to time.

(e) Building Design

All uses at grade shall be street oriented and include entrances at grade directly fronting the public street.

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SCHEDULE B

CONTINUED

- (f) Landscaping
 - (i) A minimum of 40 per cent of the site area plus all public boulevards shall be landscaped;
 - (ii) Landscaped areas contained either at grade or at the top of a podium shall be counted towards the 40 per cent landscaping requirement;
 - (iii) All areas at grade that are not covered by building or driveway access shall be landscaped; and
 - (iv) All areas at the top of the podium not required for access shall be landscaped.
- (g) Building Height

No maximum height.
- (h) Live-Work Units
 - (i) Live-work units shall be limited to those uses that do not create a nuisance by the way of electronic interference; dust; noise; odour; smoke; bright light or anything of an offensive or objectionable nature which is detectable to normal sensory perception outside of the live-work unit;
 - (ii) The working area shall not exceed 50 percent of the total floor area;
 - (iii) A maximum of one non-resident employees or business partners may work on site;
 - (iv) Signage is limited to the interior of the building;
 - (v) No aspect of the operation shall be visible from outside the building;
 - (vi) There shall be no outside storage of material, goods or equipment on or immediately adjacent to the site;

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SCHEDULE B

CONTINUED

- (vii) A sign shall be erected and maintained within the building, sufficiently visible to the satisfaction of the Development Authority, indicating that live-work units are allowable within the development;
- (viii) No live-work unit shall be located on the same storey as a purely residential use; and
- (ix) No live-work unit shall be located on a storey above a purely residential use.
- (i) Garbage Storage
 - (i) Garbage and waste material shall be stored inside the building in a completely enclosed, lockable space; and
 - (ii) The space for storage and collection of garbage shall be readily accessible for pick-up.
- (j) Recycling Facilities

Comprehensive recycling facilities shall be provided to the satisfaction of the Approving Authority.