

BYLAW NO. 29Z2006

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment LOC2005-0059)**

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;

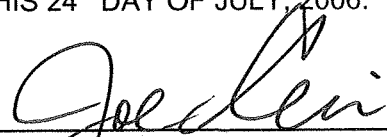
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 24th DAY OF APRIL, 2006.

READ A SECOND TIME, AS AMENDED, THIS 24th DAY OF JULY, 2006.

READ A THIRD TIME, AS AMENDED, THIS 24th DAY OF JULY, 2006.



DEPUTY MAYOR

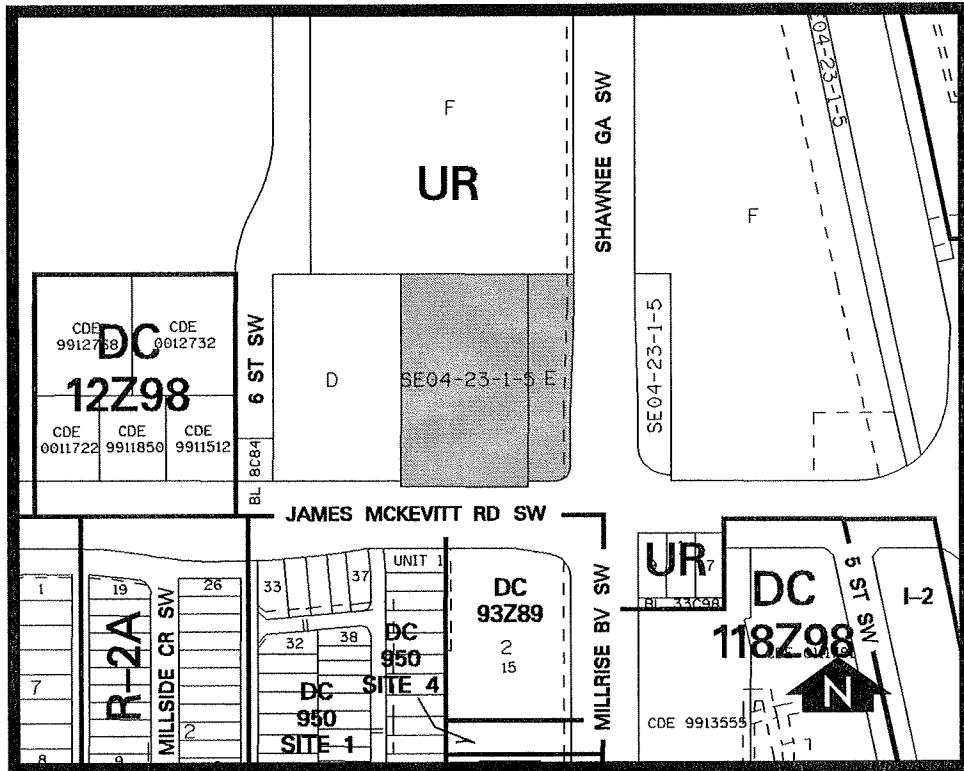
DATED THIS 11th DAY OF SEPTEMBER, 2006.



CITY CLERK

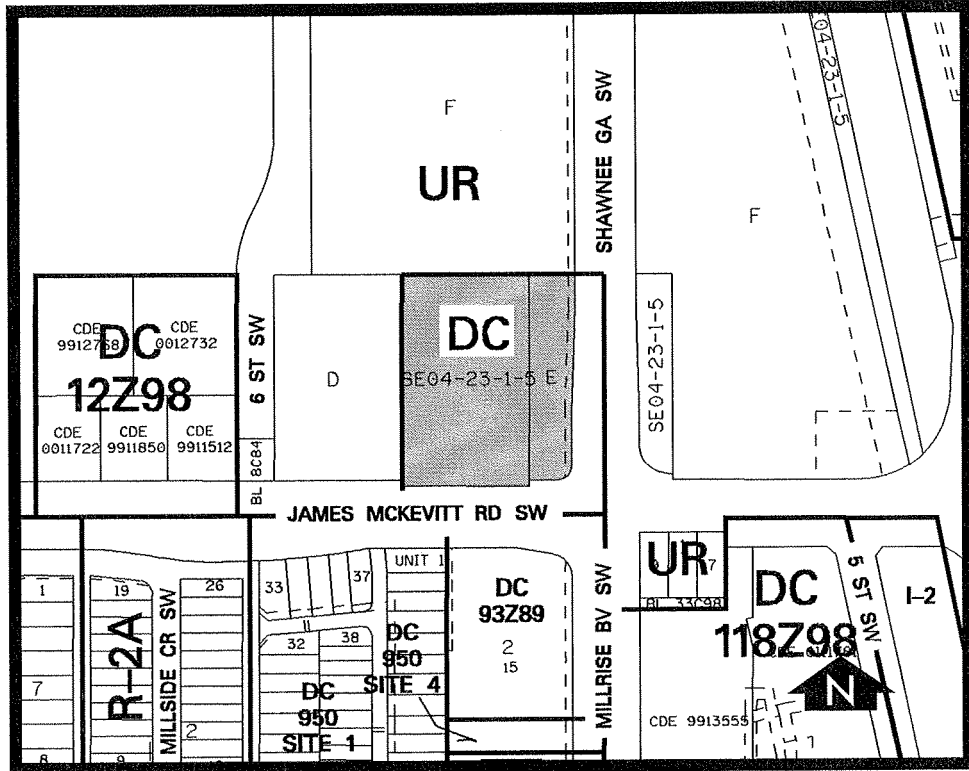
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SCHEDULE A



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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 of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively with the additional Discretionary Use of live-work units.

For the purpose of this Bylaw, "live-work unit" means a type of dwelling unit used by the resident for work and living purposes which may include, but is not limited to, offices, personal service businesses, and selling of goods produced on-site, such as crafts or other similar small-scale items.

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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) Density

- (i) The maximum density shall be 240 units per hectare (96 units per acre); and
- (ii) The minimum density shall be 148 units per hectare (60 units per acre).

(b) Building Height

A maximum of 12 storeys, except a maximum of 10 metres for townhouse units along Shawnee Gate SW.

(c) Building Orientation and Design

- (i) Building(s) adjacent to Shawnee Gate SW shall provide townhouse units and/or residential amenity building along the extent of the frontage of Shawnee Gate SW;
- (ii) Buildings, other than those adjacent to Shawnee Gate SW, shall be oriented towards primary on-site pedestrian routes; and
- (iii) Notwithstanding Section 32(5)(d)(i) of Bylaw 2P80 commercial uses shall only be allowed where they front onto Shawnee Gate SW.

(d) Live-Work Units

- (i) That portion used for work purposes shall be restricted to the ground floor only and shall not exceed 50 percent of the gross floor area of the live-work unit;
- (ii) A maximum of one non-resident employee may work within the live-work unit unless otherwise allowed by the Approving Authority;

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SCHEDULE B

CONTINUED

- (iii) Signage shall be non-illuminated and shall be compatible with the residential neighbourhood to the satisfaction of the Approving Authority; and
 - (iv) Live-work units shall be limited to those uses which do not create a nuisance by way of electronic interference, dust, noise, odor, smoke, bright light or anything of an offensive or objectionable nature which is detectable to normal sensory perception outside the live-work unit.
- (e) Pedestrian Connections
- (i) Pedestrian connections shall be provided between the buildings on-site and to the pedestrian route along Shawnee Gate SW; and
 - (ii) The development shall make provision for future pedestrian connections to:
 - (A) 6 Street SW; and
 - (B) the property immediately north of the subject site.
- (f) Front Yard
- (i) For the purposes of this Bylaw the frontage abutting Shawnee Gate SW shall be considered as the front yard; and
 - (ii) No minimum depth is required.
- (g) Landscaped Area
- (i) A minimum of 35 percent of the site area plus all adjoining City boulevards shall be landscaped; and
 - (ii) Except where covered by buildings, the roof of any underground parkade shall be:
 - (A) capable of accommodating soft landscaping in accordance with Bylaw 2P80; and
 - (B) landscaped to the satisfaction of the Approving Authority.

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SCHEDULE B

CONTINUED

(h) Parking

In addition to the requirements of Section 18 of Bylaw 2P80:

- (i) All residential and residential visitor parking shall be provided within underground parking structures; and
- (ii) Residential parking shall be provided at the minimum rate of one (1) parking stall per dwelling unit.

(i) Access

- (i) No direct vehicular access shall be provided to or from James McKeivitt Road SW.
- (ii) Prior to the approval of the first development permit for this site, an access easement shall be registered to provide access to the site, across the abutting property to the north (Plan 7511044, Block F), to Shawnee Gate, SW, subject to the satisfaction of the Approving Authority.

(j) Recycling

Comprehensive recycling facilities shall be provided to the satisfaction of the Approving Authority at the development permit stage.