

BYLAW NO. 81Z2006

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment LOC2006-0020)**

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;

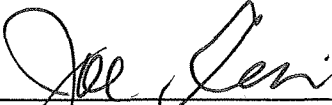
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 17th DAY OF JULY, 2006.

READ A SECOND TIME, AS AMENDED, THIS 17th DAY OF JULY, 2006.

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



DEPUTY MAYOR

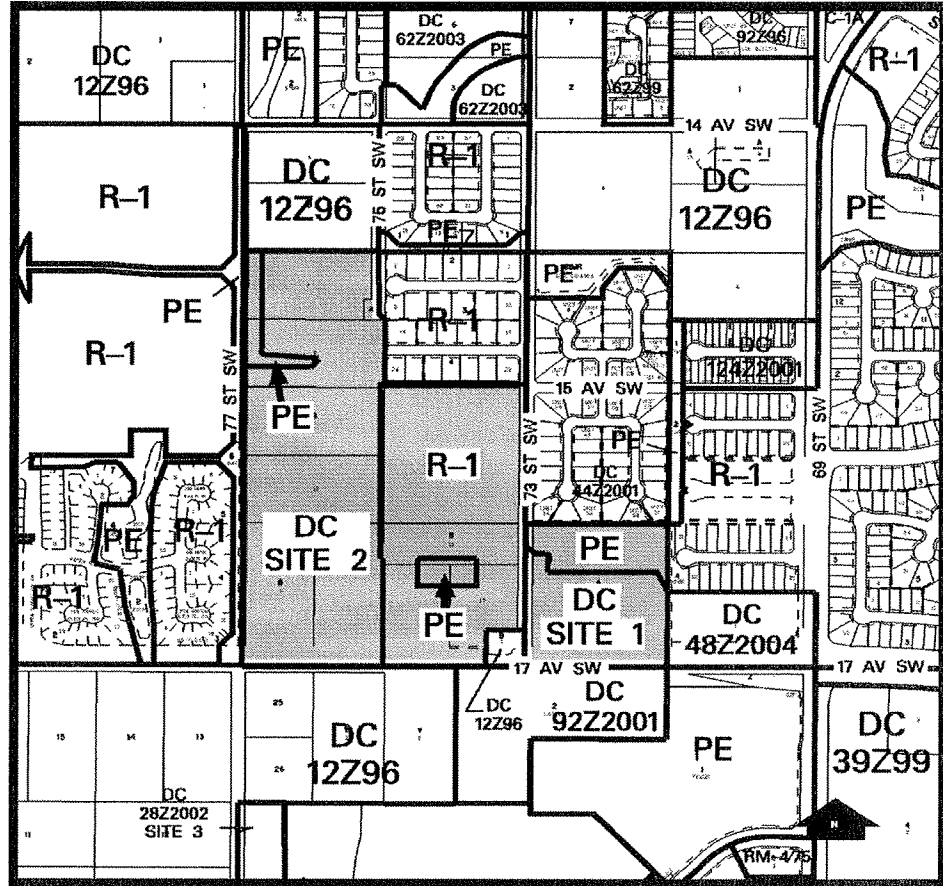
DATED THIS 11th DAY OF SEPTEMBER, 2006.



CITY CLERK

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SCHEDULE B



DC DIRECT CONTROL DISTRICT

Site 1 2.04 hectares± (5.05 acres±)

1. Land Use

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

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SCHEDULE B

CONTINUED

2. Development Guidelines

The General Use 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 Residential Medium Density Multi-Dwelling District shall apply to Permitted Uses and the Discretionary Use Rules of the RM-4 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 70.

(b) Access

Permanent access to the site shall be from 73 Street S.W.

(c) Building Height

A maximum of 12 metres at any eaveline.

Site 2 12.05 hectares± (29.76 acres±)

1. Land Use

The Permitted and Discretionary Uses of the RR-1 Restricted Residential Single-Detached District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively with the additional Discretionary Uses of "studio suites".

For the purpose of this bylaw, "studio suite" means a secondary dwelling unit with separate, direct access to grade, and/or accessible internally from the primary residence situated entirely above the first storey of a private garage.

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the RR-1 Restricted Residential Single-Detached District shall apply, unless otherwise noted below.

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SCHEDULE B

CONTINUED

- (a) Notwithstanding Section 20(5) (g) (i), a studio suite may be allowed above a private garage but no part of the garage may be used as part of a studio suite;

- (b) Lot Dimensions

A studio suite may be located on lots to be occupied by single-detached dwellings, and having the following dimensions:

- (i) Lot Width

A minimum width of 24 metres.

- (ii) Lot Depth

A minimum depth of 38 metres.

- (iii) Lot Area

A minimum area of 1022 square metres;

- (iv) Side Yard

A minimum of 2.4 metres for any accessory building;

- (v) Rear Yard

A minimum of 10 metres for any accessory building;

- (vi) Lot Coverage

A maximum of 45 percent which shall include a minimum of 45 square metres for a private garage on sites capable of accommodating a "studio suite" and any covered connecting structures;

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SCHEDULE B

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(vii) Building Height

A maximum of 10 metres for a private garage accommodating a studio suite;

(viii) Floor Area

The gross floor area of a "studio suite" shall not exceed 63 square metres plus a loft;

(ix) Separation from Primary Dwelling

A private detached garage capable of accommodating a studio suite shall be a minimum of 5 metres from the primary dwelling; and

(x) Outdoor Amenity Space

An outdoor amenity space with a minimum area of 25 square metres shall be provided at grade to the rear of the primary dwelling for a studio suite.