

BYLAW NO. 88Z2006

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment LOC2005-0066)**

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;

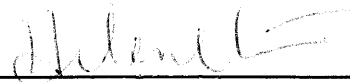
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 18TH DAY OF SEPTEMBER, 2006.

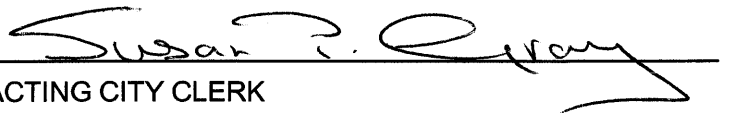
READ A SECOND TIME THIS 04TH DAY OF DECEMBER, 2006.

READ A THIRD TIME THIS 04TH DAY OF DECEMBER, 2006.



DEPUTY MAYOR

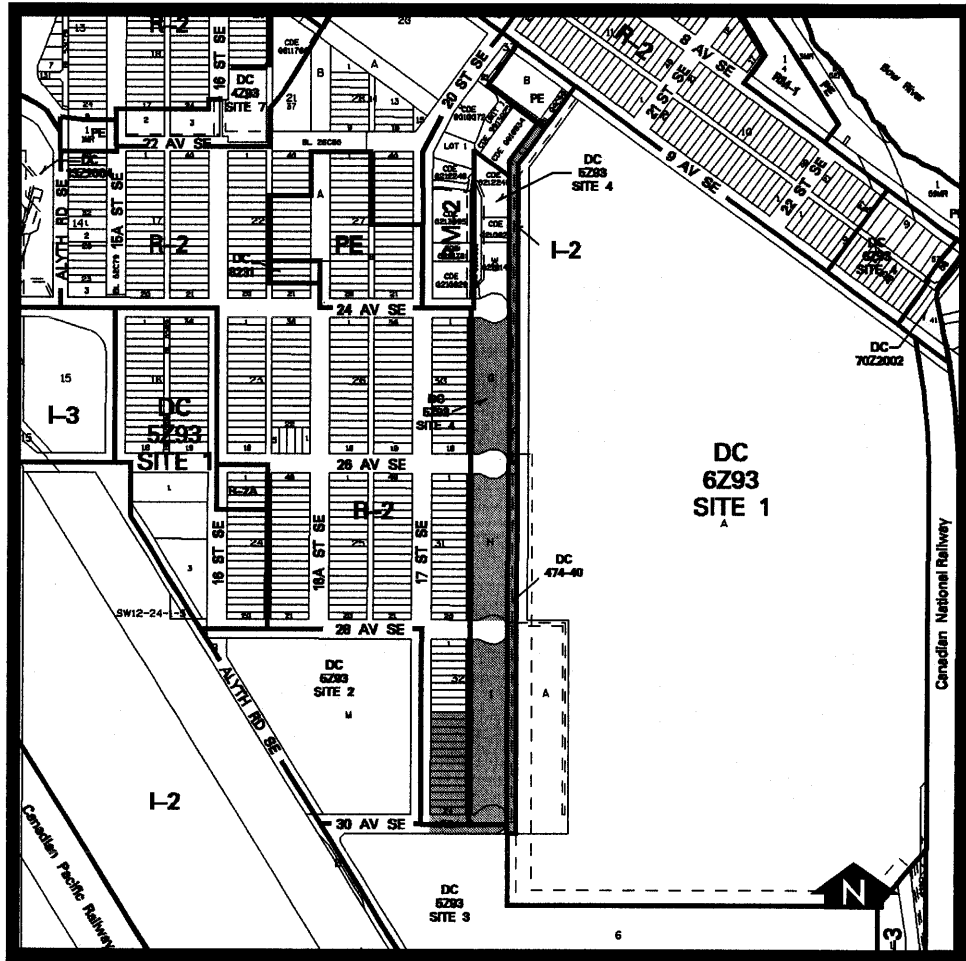
SIGNED THIS 04TH DAY OF DECEMBER, 2006.



ACTING CITY CLERK

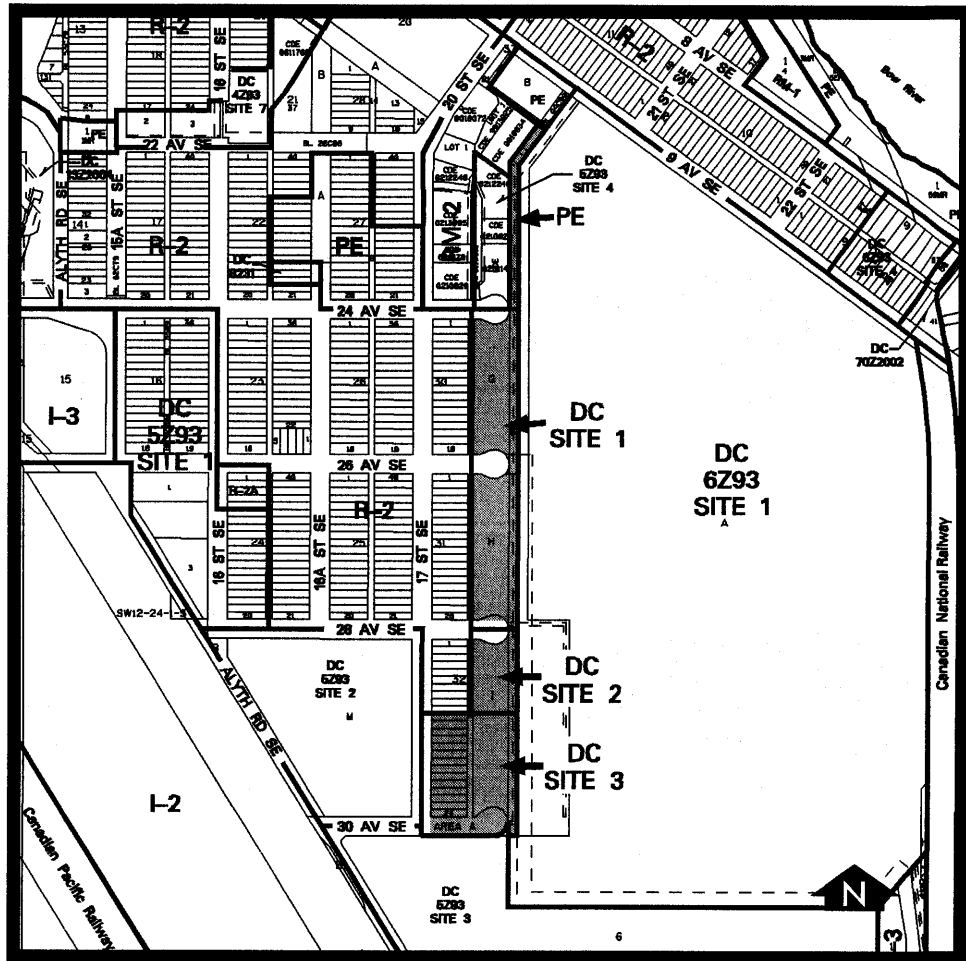
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SCHEDULE A



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SCHEDULE B



DC DIRECT CONTROL DISTRICT

Site 1 1.35 hectares ± (3.33 acres ±)

1. Land Use

The Permitted and Discretionary Uses of RM-2 Residential Low Density Multi-Dwelling District of Land Use Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively.

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SCHEDULE B

CONTINUED

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Land Use Bylaw 2P80 shall apply to all uses and the Permitted Use rules of the RM-2 Residential Low Density Multi-Dwelling District shall apply to Permitted Uses and the Discretionary Use Rules of the RM-2 Residential Low Density Multi-Dwelling District shall apply to the Discretionary Uses, unless otherwise noted below:

(a) Density

A maximum of 44 units per hectare (18 units per acre)

Site 2 0.33 hectares ± (0.81 acres ±)

1. Land Use

The Permitted and Discretionary Uses of RM-2 Residential Low Density Multi-Dwelling District of Land Use Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively with the deletion of the following Discretionary Uses:

Apartment buildings
Lodging houses
Power Generation Facility, Mid-scale
Power Generation Facility, Small-scale
Public and quasi-public buildings

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Land Use Bylaw 2P80 shall apply to all Uses and the Permitted Use Rules of the RM-2 Residential Low Density Multi-Dwelling District shall apply to Permitted Uses and the Discretionary Use Rules of the RM-2 Residential Low Density Multi-Dwelling District shall apply to Discretionary Uses, unless otherwise noted below:

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SCHEDULE B

CONTINUED

(a) Yards

- (i) a minimum depth of 6.0 metres from the west property line;
- (ii) a minimum depth of 7.5 metres from the east property line; and
- (iii) a minimum depth of 1.2 metres from the south and north property lines.

Site 3 1.03 hectares± (2.54 acres±)

1. Land Use

(a) Permitted Uses:

Accessory buildings
Essential public services
Home occupations – Class 1
Parks and playgrounds
Utilities

(b) Discretionary Uses:

Apartment buildings (C.U.)
Assisted living units
Child care facilities (N.P.)
Duplex dwellings (C.U.)
Fourplex dwellings (C.U.)
Home occupations – Class 2 (N.P.)
Semi-detached dwellings (C.U.)
Signs
Single-detached dwellings
Special care facilities (N.P.)
Stacked townhouses (C.U.)

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SCHEDULE B

CONTINUED

Townhouses (C.U.)
Triplex dwellings (C.U.)
Utility building

For the purpose of this Bylaw, "assisted living units" means dwelling units modified in terms of kitchen and living space as the result of the provision of such facilities or services as communal dining, social/recreational activities and housekeeping within the building.

Note: C.U. - Certainty of Land Use only is afforded applications that meet the requirements of section 10(4) of Land Use Bylaw 2P80.

N.P. - Notice Posting is mandatory for these uses in accordance with Section 10(4) of Land Use Bylaw 2P80.

2. Development Guidelines

The General Rules of Residential Districts contained in Section 20 of Bylaw 2P80 shall apply unless otherwise noted below:

(a) Yards

- (i) a minimum depth of 3.0 metres from the west property line;
- (ii) a minimum depth of 7.5 metres from the east property line;
- (iii) a minimum depth of 5.0 metres from the south property line; and
- (iv) a minimum depth of 3.0 metres from the north property line.

(b) Building Height

- (i) A maximum of three storeys not exceeding 9.0 metres at any eaveline; and
- (ii) For the purpose of this district, height shall be measured from grade at all points adjacent to a building and from an approved landscaped deck where such a deck is adjacent to the rear wall of a building.

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SCHEDULE B

CONTINUED

- (c) Lot Width
- A minimum width of 7.5 metres.
- (d) Landscaped Area
- (i) A minimum of 40 percent of the site area plus all adjoining City boulevards; and
- (ii) All landscaped areas may be at grade or within 3.0 metres of grade, provided the average elevation of any raised area does not exceed 2.0 metres.
- (e) Parking and Loading Regulations
- In addition to the requirements of Section 18 of Land Use Bylaw 2P80, the parking ratio shall be determined through submission of a parking study to the satisfaction of the Approving Authority.
- (f) Single-detached, Semi-detached and Duplex Dwellings
- Except when an integral part of a comprehensive multi-dwelling development, single-detached, semi-detached and duplex dwellings shall comply with the rules contained in Section 23, R-2 Residential Low Density District of Land Use Bylaw 2P80.
- (g) Townhouse Development
- Townhouse development shall comply with the rules contained in Section 26, RM-1 Residential Low Density Multi-Dwelling District of Land Use Bylaw 2P80.

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SCHEDULE B

CONTINUED

(h) Apartment Development

Apartment building shall provide the following building design requirements:

- (i) a high degree of visual interest through articulation and other design methods to de-emphasize building massing and enhance individual entrances to the satisfaction of the Approving Authority;
- (ii) each dwelling unit located on the first storey of the west elevation of any building fronting onto 17 Street SE shall have separate direct access to grade;
- (iii) the elevation exposed to Inglewood Wildlands Park shall have the same architectural treatment as the elevation exposed to 17 Street SE; and
- (iv) principal access to the building shall be located on the south elevation of the building.

(i) Density

A maximum of 110 dwelling units.

(j) Signs

- (i) a maximum of one freestanding identification sign not exceeding 3 square metres shall be allowed at the primary entrance to the site; and
- (ii) a maximum of one identification sign, not exceeding 1 square metre, shall be allowed on each of the west and south elevations. These signs shall be compatible in design and materials with the building. No signage shall be allowed on the east or north elevations.

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SCHEDULE B

CONTINUED

(k) **Courtyards**

Notwithstanding Section 20(1) and (6) of Land Use Bylaw 2P80, courtyard walls not exceeding 2 metres in height which enclose a private outdoor amenity space may, when architecturally and structurally integrated with the principal building, project to a property line.

(l) **Garbage Storage**

Garbage and waste material shall be stored in weatherproof and animal-proof containers in accordance with the Waste Bylaw and shall be visually screened from all adjacent sites and public thoroughfares.

(m) **Airport Vicinity Special Regulations**

See Section 19 of Land Use Bylaw 2P80.

(n) **Projections Over Yards**

See Section 20(1) of Land Use Bylaw 2P80.

(o) **Accessory Buildings**

See Section 20(5) of Land Use Bylaw 2P80.

(p) **Floodway Floodplain Special Regulations**

See Section 19.1 of Land Use Bylaw 2P80.