

BYLAW NO. 36Z2007

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment LOC2006-0094)**

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 16TH DAY OF APRIL, 2007.

READ A SECOND TIME THIS 16TH DAY OF APRIL, 2007.

READ A THIRD TIME THIS 16TH DAY OF APRIL, 2007.



MAYOR

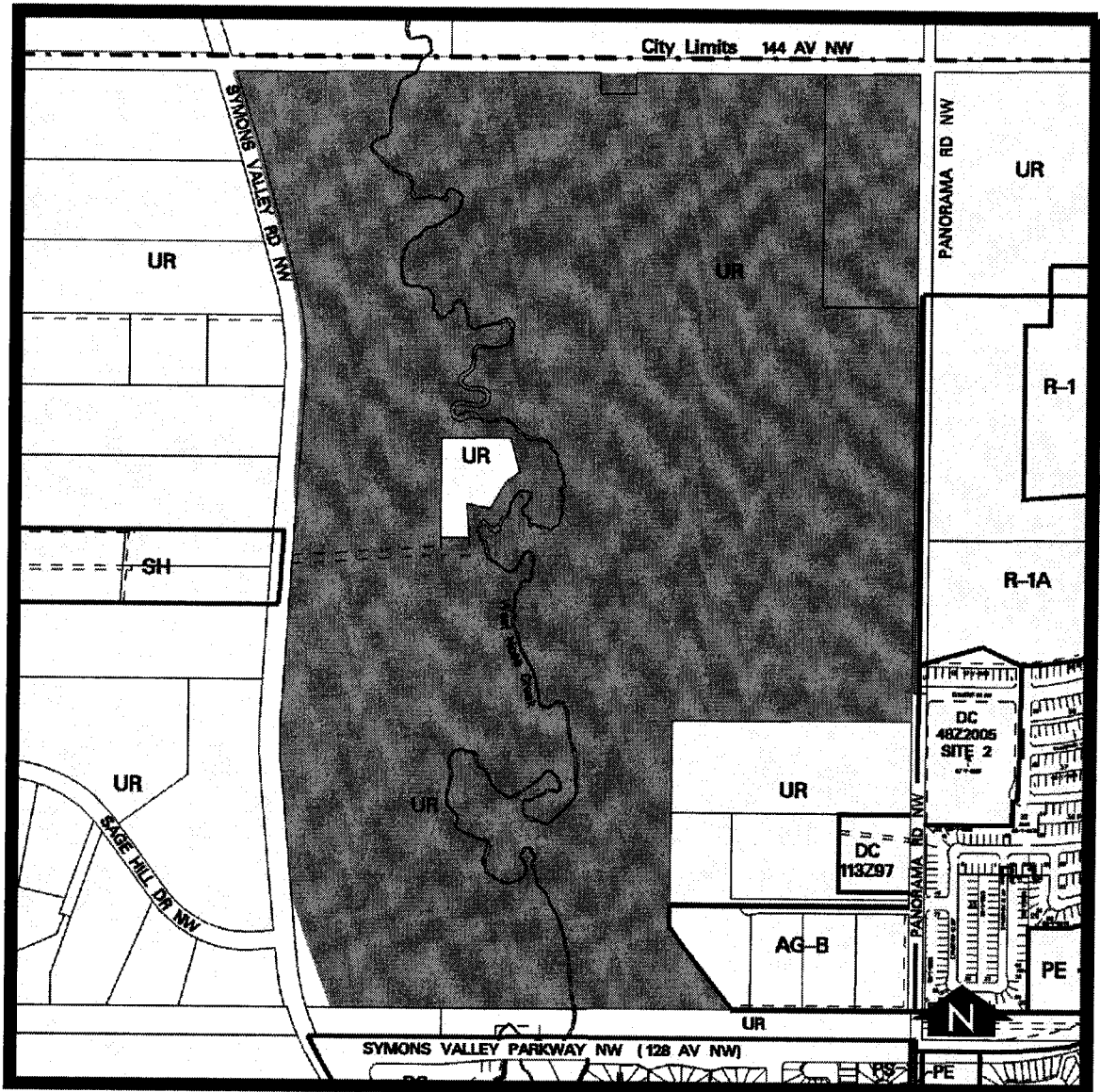
DATED THIS 16TH DAY OF APRIL, 2007



ACTING CITY CLERK

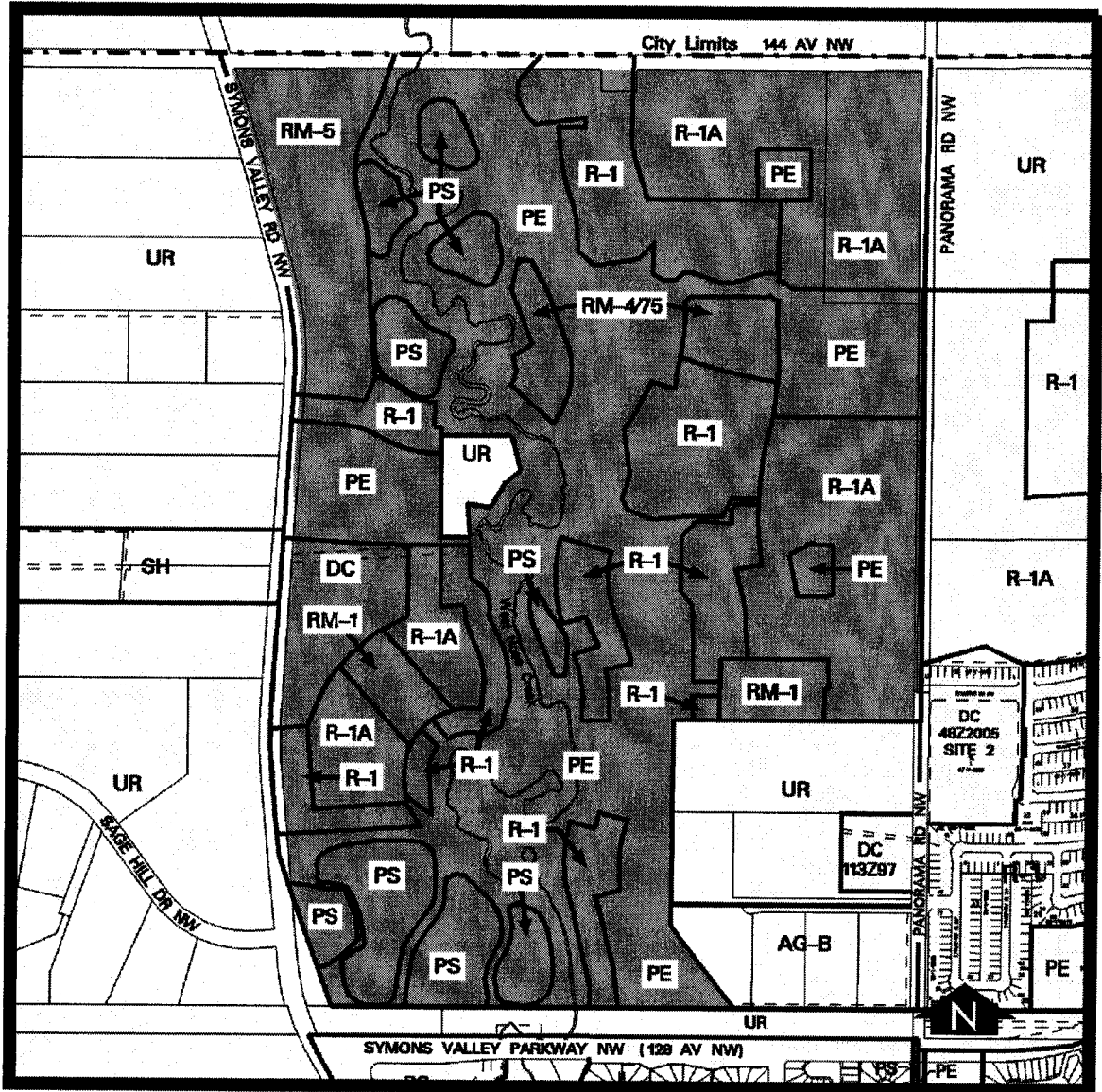
Amendment LOC2006-0094 Bylaw 36Z2007

SCHEDULE A



Amendment LOC2006-0094 Bylaw 36Z2007

SCHEDULE B



Amendment # LOC2006-0094 Bylaw #36Z2007

SCHEDULE B

CONTINUED

DC DIRECT CONTROL DISTRICT

1. Land Use

(a) Permitted Uses

Utilities
Essential public services
Parks and playgrounds

The following uses are permitted uses if they are located within existing approved buildings.

Financial institutions
Grocery stores
Home occupations – Class 1
Medical Clinics
Offices
Personal service businesses
Retail stores
Signs – Class 1
Take-out food services
Veterinary Clinics

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SCHEDULE B

CONTINUED

(b) Discretionary Uses

In addition to the following uses, the Permitted Uses in Section 1(a) are Discretionary Uses if they are located in new buildings or new additions to existing buildings.

- Apartment buildings
- Athletic and recreational facilities
- Automotive service
- Billiard parlours
- Child care facilities
- Commercial schools
- Dwelling units
- Home occupations – Class 2
- Liquor stores
- Live-work units
- Outdoor cafes
- Power Generation Facilities – Small Scale
- Private club or organization
- Public or quasi-public buildings
- Restaurants – licensed
- Drinking establishments
- Restaurants – food service only
- Special care facilities
- Stacked townhouses
- Townhouses

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.

2. Development Guidelines

The General Rules for Commercial Districts contained in Section 33 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of the C-5 Shopping Centre Commercial District and the Discretionary Use Rules of the C-5 Shopping Centre

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SCHEDULE B

CONTINUED

Commercial District shall apply to Discretionary Uses unless otherwise noted or added below:

- (a) Residential Density
 - A minimum of 35 units per acre as of the passage of this bylaw.
 - A maximum of 60 units per acre.
- (b) Building Height
 - A maximum of 25 metres.
- (c) Yards
 - (i) The minimum building setback from a property line shared with a street is 3 metres;
 - (ii) The minimum building setback from a property line shared with another parcel is 1.2 metres; and
 - (iii) The minimum building setback from a property line shared with a lane is 1.2 metres.
- (d) Dwelling Units
 - (i) Dwelling units shall have an entrance separate from the entrance to any non-residential component of the building; and
 - (ii) All main floor dwelling units fronting onto a street shall have an entrance with direct access to the street.
- (e) 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;

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SCHEDULE B

CONTINUED

- (ii) A maximum of one non-resident employee may work within the live-work unit;
 - (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, odour, smoke, bright light or anything of an offensive or objectionable nature which is detectable to normal sensory perception outside the live-work unit.
- (f) Retail food store
- A retail food store may only be located on the main floor of a mixed use building containing dwelling units.
- (g) Parking and Loading
- The requirements of Section 18 of Bylaw 2P80 shall apply.
- (h) Outside Storage
- No outside storage shall be allowed.
- (i) Amenity Space
- Amenity space (private or common) shall be provided to the satisfaction of the Approving Authority.
- (j) Relaxations
- The Approving Authority may relax any or all of the above development guidelines.

BYLAW NO. 36Z2007

ADVERTISED IN Calgary Herald on March 22, 2007

6

BYLAW 36Z2007 SAGE HILL / EVANSTON

To redesignate the land located at 14221 and 13715 Panorama Road N.W. and portions of 144 Avenue N.W. and Panorama Road N.W. adjacent to 13715 Panorama Road N.W. (Plan 7410194, R3; Plan 9312587, Block A; Plan 0710025, Area A and B) from UR Urban Reserve District and Undesignated Road Right-of-Way to R-1 Residential Single-Detached District, R-1A Residential Narrow Lot Single-Detached District, RM-1 Residential Low Density Multi-Dwelling District, RM-4/75 Residential Medium Density Multi-Dwelling District, RM-5 Residential Medium Density Multi-Dwelling District, PE Public Park, School and Recreation District, PS Public Service District, and DC Direct Control District to allow for a mixed use commercial/residential development.

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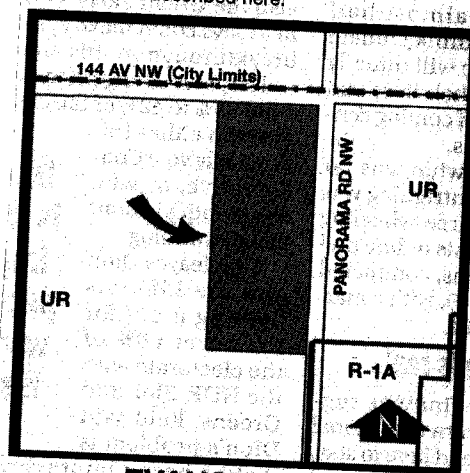
ADVERTISED IN Calgary Sun on Thursday, March 22, 2007

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Disposition of Reserves

The City of Calgary intends pursuant to Section 674 of the Municipal Government Act to consider resolutions to sell, lease, or otherwise dispose of reserve lands described here.



EVANSTON

■ AREA TO BE REMOVED FROM RESERVE STATUS

Plan 7410194, Block R3 (Reserve)
Containing 6.39 ha± (15.8 ac±)

BYLAW NO. 36Z2007

ADVERTISED IN Calgary Sun on Thursday, March 29, 2007

**6 BYLAW 36Z2007
SAGE HILL / EVANSTON**

To redesignate the land located at 14221 and 13715 Panorama Road N.W. and portions of 144 Avenue N.W. and Panorama Road N.W. adjacent to 13715 Panorama Road N.W. (Plan 7410194, R3; Plan 9312587, Block A; Plan 0710025, Area A and B) from UR Urban Reserve District and Undesignated Road Right-of-Way to R-1 Residential Single-Detached District, R-1A Residential Narrow Lot Single-Detached District, RM-1 Residential Low Density Multi-Dwelling District, RM-4/75 Residential Medium Density Multi-Dwelling District, RM-5 Residential Medium Density Multi-Dwelling District, PE Public Park, School and Recreation District, PS Public Service District, and DC Direct Control District to allow for a mixed use commercial/residential development.

TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/36Z2007

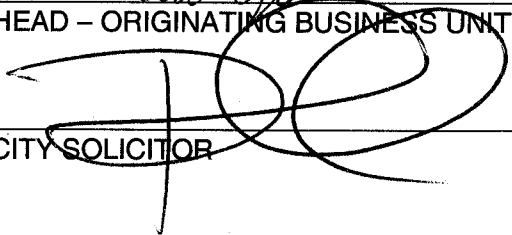
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APPROVED AS TO CONTENT



HEAD - ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM



CITY SOLICITOR

BUDGET PROGRAM NO.
(if applicable)

DATE OF COUNCIL INSTRUCTION
(if applicable)
