

**BYLAW NO. 51Z2007**

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND  
THE CITY OF CALGARY LAND USE BYLAW 2P80  
(Land Use Amendment LOC2007-0006)**

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**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 11<sup>TH</sup> DAY OF JUNE, 2007.

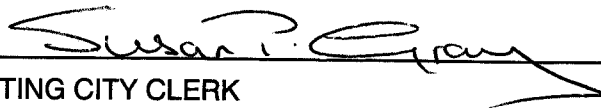
READ A SECOND TIME THIS 11<sup>TH</sup> DAY OF JUNE, 2007.

READ A THIRD TIME THIS 11<sup>TH</sup> DAY OF JUNE, 2007.



DEPUTY MAYOR

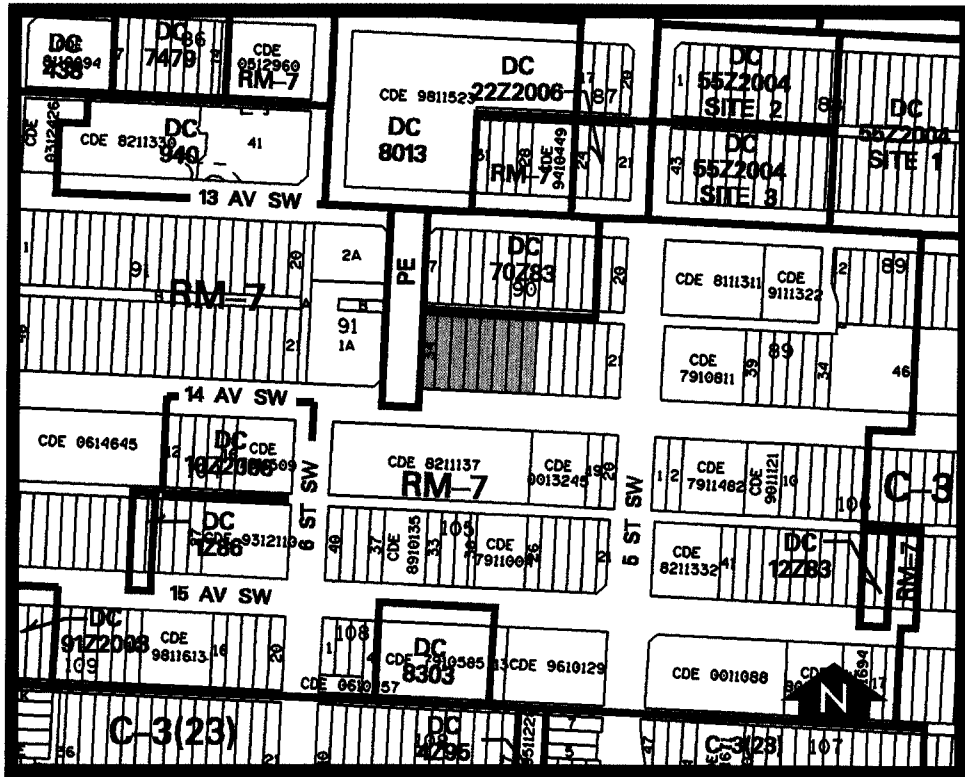
DATED THIS 11<sup>TH</sup> DAY OF JUNE, 2007



ACTING CITY CLERK

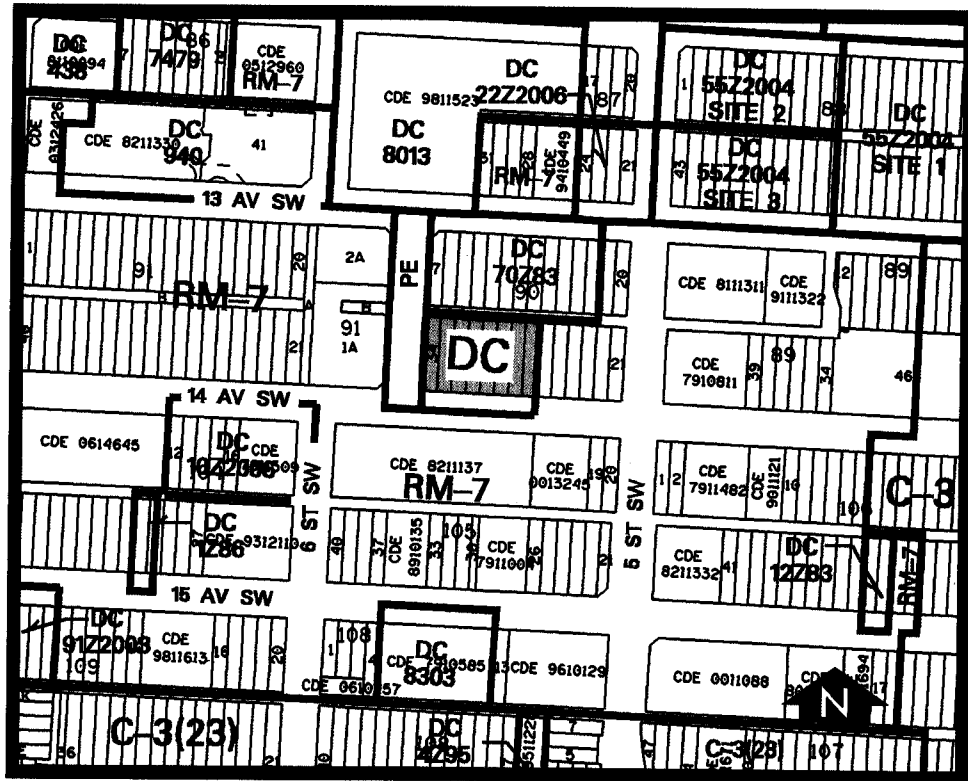
# Amendment LOC2007-0006 Bylaw 51Z2007

## SCHEDULE A



# Amendment LOC2007-0006 Bylaw 51Z2007

## SCHEDULE B



### DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the RM-7 Residential High Density Multi-Dwelling District shall be the Permitted and Discretionary Uses respectively, except for the following:

- (a) Live-work units (N.P.) shall be a Discretionary Use; and
- (b) the following uses shall be deleted:

- Grocery Stores
- Offices
- Personal Service businesses
- Retail Stores

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## **SCHEDULE B**

### **CONTINUED**

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 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) Gross Floor Area**

- (i) A maximum of 5.0 F.A.R.; and**
- (ii) The maximum F.A.R. prescribed in subsection (i) may be increased from 5.0 F.A.R. to a maximum of 7.0 F.A.R. in accordance with the bonus provisions contained within the Beltline Area Redevelopment Plan as amended by City Council from time to time.**

##### **(b) Yards**

- (i) A minimum of 3.0 metres adjacent to the south and west property lines; and**
- (ii) No requirement for all other yards.**

##### **(c) Parking**

In addition to the requirements of Section 18 of Bylaw 2P80, the following shall apply:

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

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## **SCHEDULE B**

### **CONTINUED**

**(d) Building Design**

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

**(e) Landscaping**

- (i)** A minimum of 35 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 may be counted towards the 35 per cent landscaping requirement;
- (iii)** All areas at grade that are not covered by building or driveway access shall be landscaped;
- (iv)** All areas at the top of a podium not required for access shall be landscaped; and
- (v)** A minimum of 25% of the required landscaped area shall be provided at grade.

**(f) Shadow Protection on Lougheed House and Beaulieu Gardens**

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

**(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;

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## **SCHEDULE B**

CONTINUED

- (ii) The working area shall not exceed 50 percent of the total floor area;
  - (iii) A maximum of one non-resident employee or business partner 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;
  - (vii) Except at-grade, no live-work unit shall be located on the same story as a purely residential use; and
  - (viii) No live-work unit shall be located on a storey above a purely residential use.
- (i) **Recycling Facilities**
- Comprehensive recycling facilities shall be provided to the satisfaction of the Approving Authority.
- (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.

# **BYLAW NO. 51Z2007**

**ADVERTISED IN Calgary Herald on Thursday May 17, 2007**

**8 BYLAW 51Z2007  
BELTLINE**

To redesignate the land located at 626 14th Ave. S.W. (Plan A1, Block 90, Lots 27 to 34) from RM-7 Residential High Density Multi-Dwelling District to DC Direct Control District to accommodate high-density residential development.

# **BYLAW NO. 51Z2007**

**ADVERTISED IN Calgary Sun on Thursday May 24, 2007**



## **BYLAW 51Z2007 BELTLINE**

To redesignate the land located at 626 14th Ave. S.W. (Plan A1, Block 90, Lots 27 to 34) from RM-7 Residential High Density Multi-Dwelling District to DC Direct Control District to accommodate high-density residential development.




TO: CITY CLERK  
FROM: DEVELOPMENT AND BUILDING APPROVALS  
RE: LUB/51Z2007

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APPROVED AS TO CONTENT

  
\_\_\_\_\_  
HEAD - ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM

 May 16/07  
\_\_\_\_\_  
CITY SOLICITOR

BUDGET PROGRAM NO.  
(if applicable)

\_\_\_\_\_

DATE OF COUNCIL INSTRUCTION  
(if applicable)

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