

BYLAW NO. 5D2008

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2007-0068)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 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;

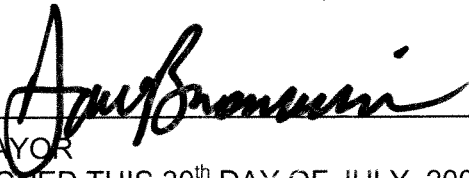
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Maps shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Maps 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 June 1, 2008.


READ A FIRST TIME THIS 14th DAY OF JULY, 2008.

READ A SECOND TIME, AS AMENDED, THIS 14th DAY OF JULY, 2008.

READ A THIRD TIME, AS AMENDED, THIS 14th DAY OF JULY, 2008.



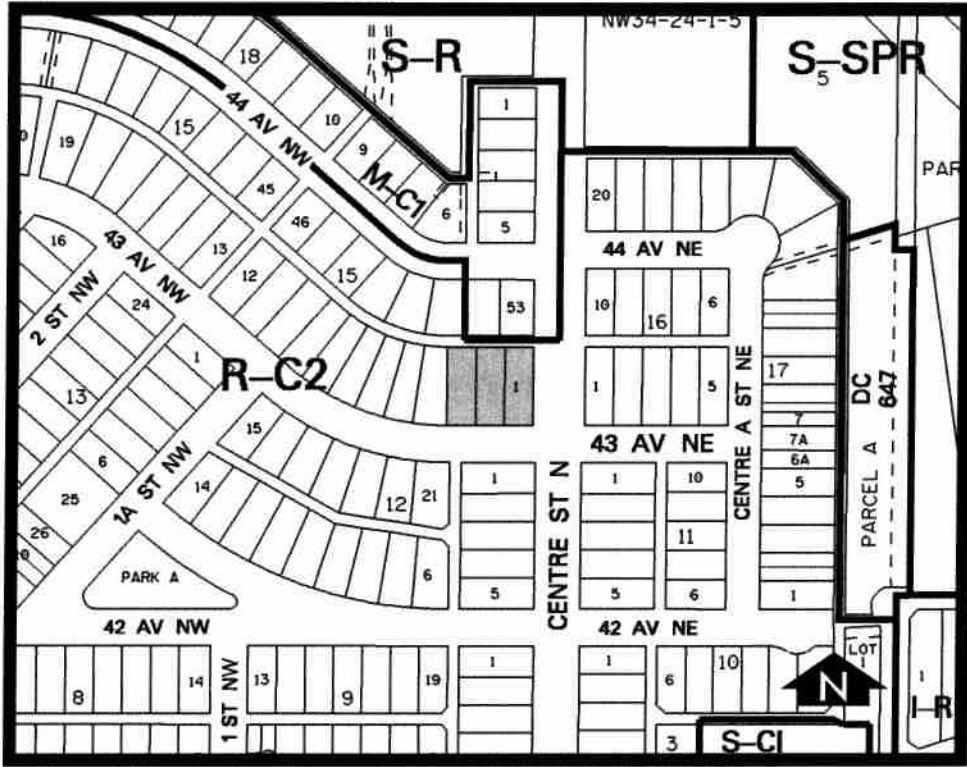
MAYOR
SIGNED THIS 30th DAY OF JULY, 2008.



ACTING CITY CLERK
SIGNED THIS 30th DAY OF JULY, 2008.

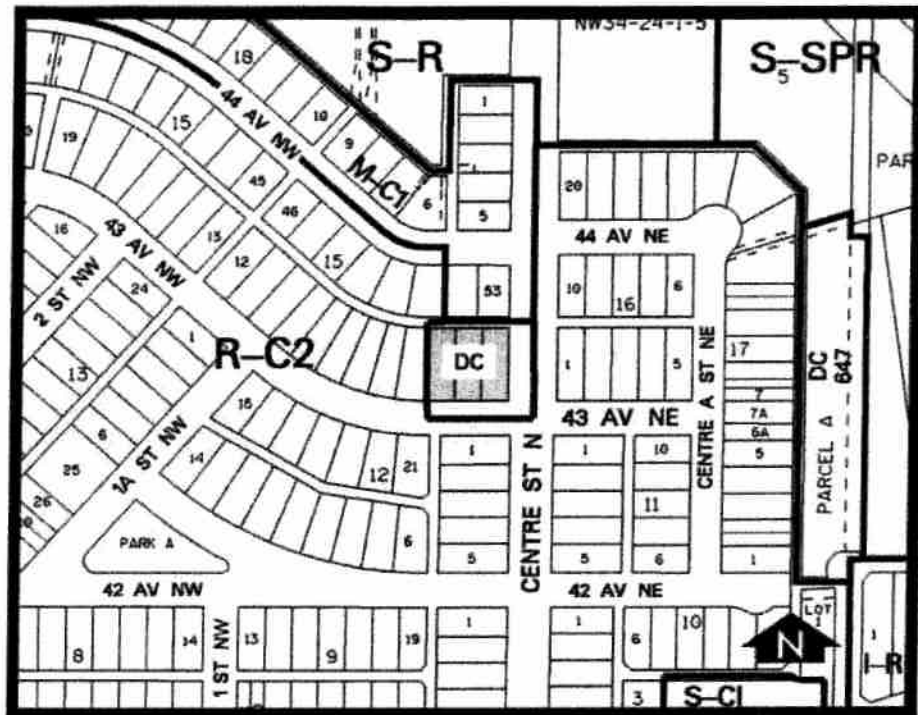
Amendment LOC2007-0068
Bylaw 5D2008

SCHEDULE A



Amendment LOC2007-0068 Bylaw 5D2008

SCHEDULE B



Purpose

1. This Direct Control District is intended to:

- (a) accommodate Multi-Residential Development;
- (b) provide for ground floor dwelling units with direct access to the street; and
- (c) provide for development rules that will promote energy efficient design and on-site collection of runoff water.

Compliance with Bylaw 1P2007

2. Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Amendment # LOC2007-0068 Bylaw #5D2008

SCHEDULE B

CONTINUED

Reference to Bylaw 1P2007

3. Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

Permitted Uses

4. The *permitted uses* of the Multi-Residential – Contextual Low Profile (M-C1) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

Discretionary Uses

5. The *discretionary uses* of the Multi-Residential – Contextual Low Profile (M-C1) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District.

Bylaw 1P2007 District Rules

6. Unless otherwise specified, the rules of the Multi-Residential – Contextual Low Profile (M-C1) District of Bylaw 1P2007 apply in this Direct Control District.

(a) Amendment defeated at Council, 2008 July 14.

(b) Amendment defeated at Council, 2008 July 14.

(c) The dwelling units located on the ground floor of the Multi-Residential Development shall all have at-grade entrances facing 43 Avenue NW **and Centre Street.**

(d) The main entrance to the Multi-Residential Development shall be located off the Centre Street North building elevation.

(e) The finishing materials and articulation of the Multi-Residential Development building elevations must be of a quality and standard to the satisfaction of the Approving Authority to mitigate the traffic noise from Centre Street and to recognize the prominence of the parcel to views from Centre Street North.

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SCHEDULE B

CONTINUED

Building Setbacks

- (f) The minimum *building setback* from the westerly property line is 7.5 metres.

Development Plans

- (g) Any development permit application for a Multi-Residential Development must be referred to Calgary Planning Commission for a decision.

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ADVERTISED IN: Calgary Sun on Thursday February 21, 2008

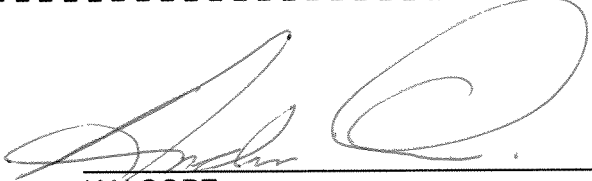
BYLAW 5D2008

To redesignate the land located at 104, 108 and 112 - 43 Avenue NW (Plan 6482GN, Block 15, Lots 1 to 3) from RC-2 Residential - Contextual One / Two Dwelling District to M-C1 Multi-Residential - Contextual Low Profile District. (Bylaw 1P2007))

TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/5D2008

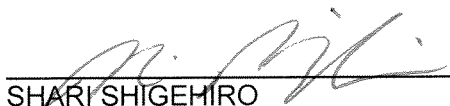
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APPROVED AS TO CONTENT



IAN COPE
HEAD – ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM



SHARI SHIGEHIRO
CITY SOLICITOR

BUDGET PROGRAM NO.
(if applicable)

DATE OF COUNCIL INSTRUCTION
(if applicable)
