

BYLAW NO. 29Z2008

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(LAND USE AMENDMENT LOC2007-0103)**

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;

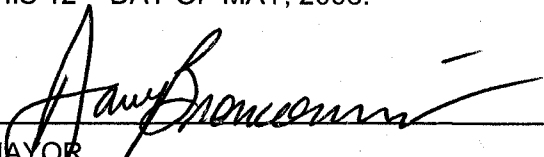
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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.

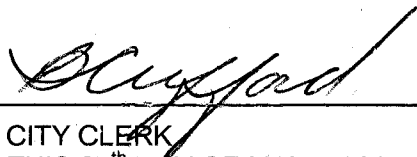
READ A FIRST TIME THIS 12TH DAY OF MAY, 2008.

READ A SECOND TIME AS AMENDED THIS 12TH DAY OF MAY, 2008.

READ A THIRD TIME AS AMENDED THIS 12TH DAY OF MAY, 2008.



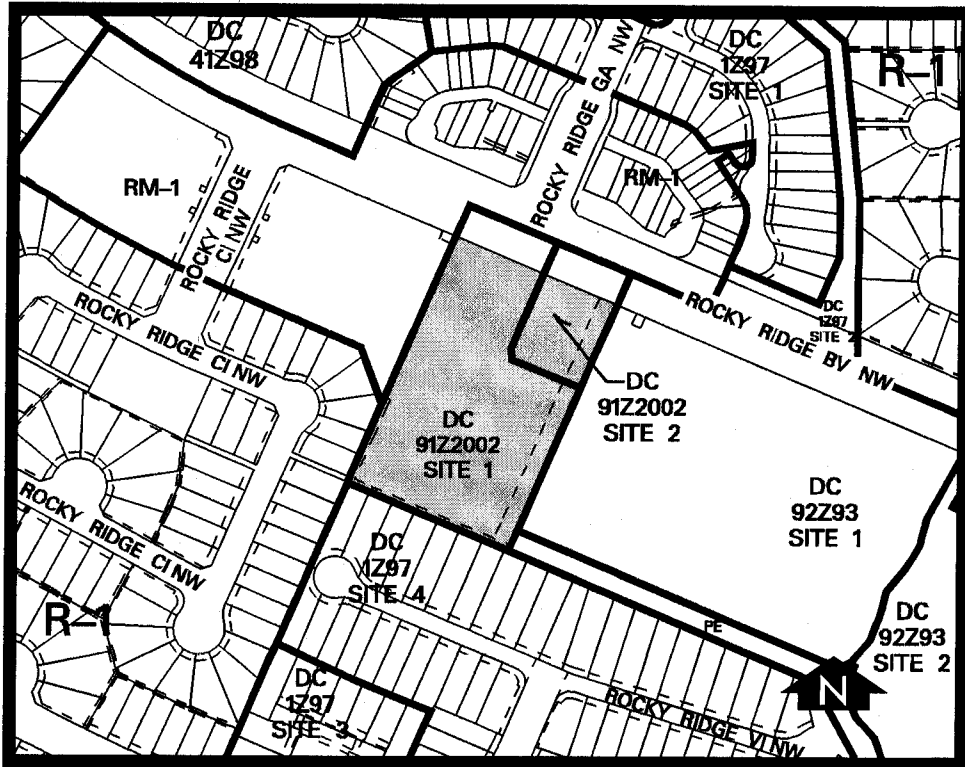
MAYOR
SIGNED THIS 27th DAY OF MAY, 2008.



ACTING CITY CLERK
SIGNED THIS 27th DAY OF MAY, 2008.

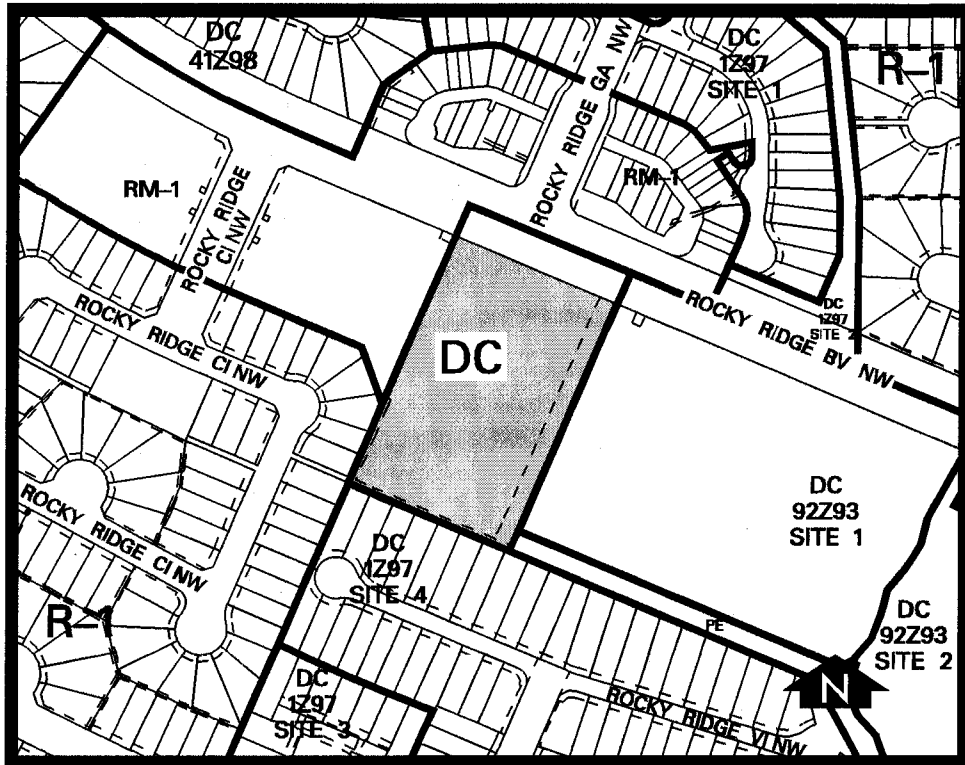
Amendment LOC2007-0103 Bylaw 29Z2008

SCHEDULE A



Amendment LOC2007-0103 Bylaw 29Z2008

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Discretionary use shall be a comprehensively designed assisted-living and special care facility development including ancillary support uses directly related to the residential use and the additional discretionary use of a retail store.

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

Amendment LOC2007-0103 Bylaw 29Z2008

SCHEDULE B

CONTINUED

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 RM-4 Residential Medium Density Multi-dwelling District shall apply with the additional discretionary use of a retail store unless otherwise noted below:

(a) Retail Store

A maximum gross floor area of 113 square metres.

(b) Capacity

A combined maximum of 138 assisted-living and special care units.

(c) Parking

A minimum of 67 on-site parking stalls

(d) Landscaping

A minimum of 40 percent of the site and all City boulevards adjoining the site shall be landscaped, in accordance with a detailed landscaping plan approved by the Approving Authority.

(e) Yards

The required yards shall be as follows:

(i) Front Yard

A minimum depth of 3 meters.

(ii) Side Yard

A minimum width of 5 metres where the side of a site abuts a residential district.

Amendment LOC2007-0103 Bylaw 29Z2008

SCHEDULE B

CONTINUED

- (iii) Rear Yard

A minimum depth of 5 metres where the rear of a site abuts a residential district.
- (iv) A minimum 12 metre setback along the south property line; and
- (v) Along the west property line, a minimum setback of 5 metres for one storey portions of the building, a minimum setback of 8 metres for two storey portions of the building, and a minimum of 18 metres setback for those portions of the building exceeding two stories in height.
- (f) Building Height

The maximum geodetic elevation of the roof ridge shall not exceed 1273.5 metres, and the eaveline shall not exceed a geodetic elevation of 1269.5 metres or an eaveline of 10.0 metres, whichever is less.
- (g) To conform substantially to the drawing circulated at Council.

BYLAW NO. 29Z2008

ADVERTISED IN: Calgary Sun on Thursday March 20, 2008

8

**ROCKY RIDGE
BYLAW 29Z2008**

To redesignate the land located at 10715 Rocky Ridge Boulevard NW Plan 9810888, Block 7, Lot 1) from DC Direct Control District to DC Direct Control District to accommodate a special care facility. (Bylaw 2P80)

BYLAW NO. 29Z2008

ADVERTISED IN: Calgary Sun on Thursday March 27, 2008

**3 ROCKY RIDGE
BYLAW 29Z2008**
To redesignate the land located at
10715 Rocky Ridge Boulevard NW Plan
9810888, Block 7, Lot 1) from DC Direct
Control District to DC Direct Control
District to accommodate a special care
facility. (Bylaw 2P80)

BYLAW NO. 29Z2008

ADVERTISED IN: Calgary Sun on Thursday April 24, 2008

**9 ROCKY RIDGE
BYLAW 29Z2008**

To redesignate the land located at 10715 Rocky Ridge Boulevard NW (Plan 9810888, Block 7, Lot 1) from DC Direct Control District to DC Direct Control District to accommodate an assisted-living and a special care facility and the additional discretionary use of a retail store. (Bylaw 2P80).

TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/29Z2008

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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)
