

**BYLAW NO. 11Z2005**

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND  
THE CITY OF CALGARY LAND USE BYLAW 2P80  
(Land Use Amendment # LOC2003-0034)**

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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.
2. Bylaw 2P80 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".
3. This Bylaw comes into force on the date it is passed.

READ A FIRST TIME THIS 18<sup>th</sup> DAY OF APRIL, 2005.

READ A SECOND TIME, AS AMENDED, THIS 18<sup>th</sup> DAY OF APRIL, 2005.

READ A THIRD TIME, AS AMENDED, THIS 18<sup>th</sup> DAY OF APRIL, 2005.

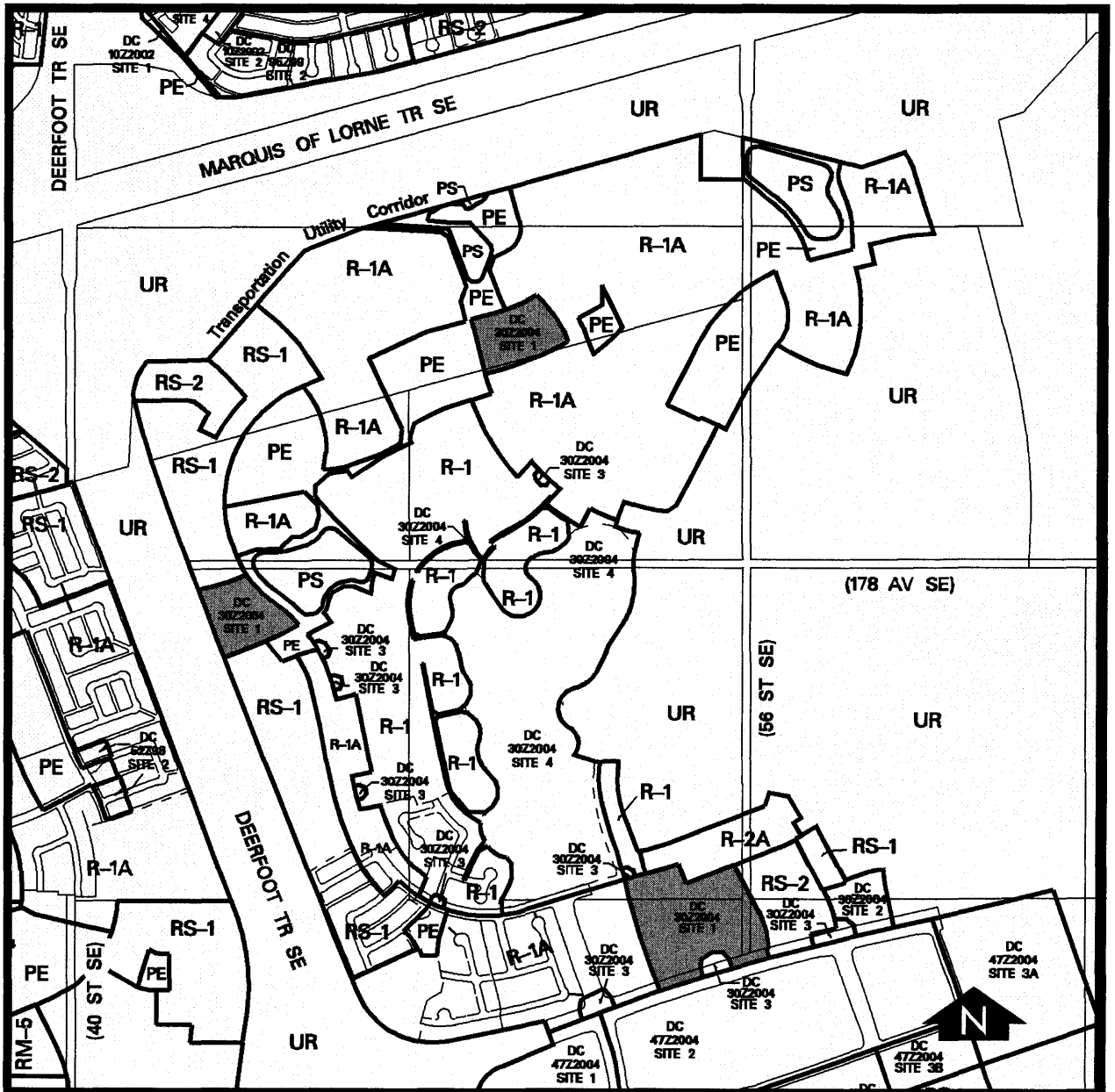
  
MAYOR

DATED THIS 29<sup>th</sup> DAY OF APRIL, 2005.

  
DEPUTY CITY CLERK

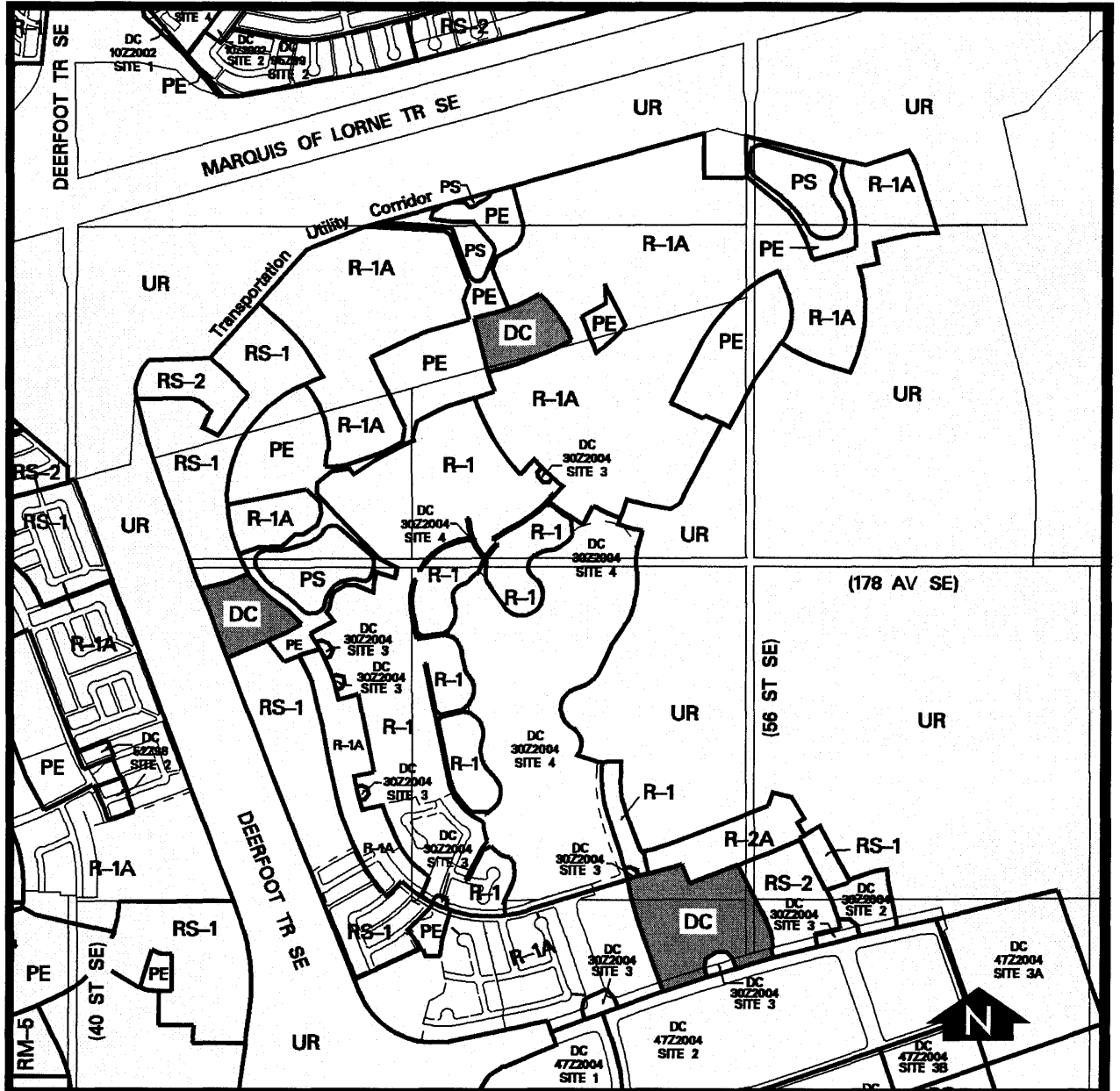
# Amendment # LOC2003-0034 Bylaw # 11Z2005

## SCHEDULE A



# Amendment # LOC2003-0034 Bylaw # 11Z2005

## SCHEDULE B



DC DIRECT CONTROL DISTRICT

# **Amendment # LOC2003-0034 Bylaw #11Z2005**

## **SCHEDULE B**

### **CONTINUED**

#### **1. Land Use**

The Permitted and Discretionary Uses of the RM-4 Residential Medium Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively, with the additional Discretionary Uses of live-work units (N.P.), retail stores, offices and personal service businesses.

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 for Residential Districts contained in Section 20 of Bylaw 2P80, shall apply to all uses and the Permitted Use Rules of the RM-4 Residential Medium Density Multi-Dwelling District shall apply to Permitted Uses, and the Discretionary Use Rules of the RM-4 Residential Medium Density Multi-Dwelling District shall apply to Discretionary Uses, unless otherwise noted below:

##### **(a) Building Height**

A maximum of three storeys not exceeding 10 metres at any eaveline.

##### **(b) Residential Development**

(i) Density shall be limited to a maximum of 65 units per hectare (26 units per acre)

(ii) wherever possible and practical, building design and unit entrances shall orient outward to face the street.

##### **(c) Live-Work Units**

(i) the number of employees, excluding residents, of the live-work unit shall be limited to one;

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## Bylaw #11Z2005

### SCHEDULE B

#### CONTINUED

- (ii) uses shall be limited to those 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;
  - (iii) each live-work unit may have one non-illuminated identification sign with a maximum area of 0.1 square metres, that shall not deter from the residential nature of the building in which it is located, to the satisfaction of the Approving Authority;
  - (iv) dwelling units shall not have an at-grade entrance separate from the entrance to any work component of the unit;
  - (v) there shall be no outside storage of material, goods or equipment on, or immediately adjacent to the site; and
  - (vi) the portion used for work purposes shall be restricted to the ground floor only and shall have its primary entrance/front door oriented externally from the building, not internally to the building
  - (vii) live-work units may only be considered as discretionary uses if included in the initial building development approval and construction. After initial construction of such live-work units, new work related uses will continue to be discretionary and subject to a notice-posted development permit.
- (d) Commercial Uses
- (i) retail stores, offices and personal service businesses are allowable only on the first storey of a three storey residential building;
  - (ii) the parking requirements for retail stores, offices, and personal service businesses shall be in accordance with Section 18 of Bylaw 2P80;
  - (iii) signage shall be non-illuminated and discreet, and not deter from the residential nature of the multi-dwelling building in which it is located, to the satisfaction of the Approving Authority;

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**SCHEDULE B**

**CONTINUED**

- (iv) there shall be no outside storage of material, goods or equipment on, or immediately adjacent to, the site; and
- (v) wherever possible and practical, building design and unit entrances shall orient outward to face the street.

BYLAW NO. 1122005

ADVERTISED IN The Calgary Sun ON 03/01/27

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BYLAW #1122005

AUBURN BAY

To redesignate the land located at 19050 - 40 Street SE; 17111, 17770, 18150 & 18155 - 56 Street SE and 4731 - 178 Avenue SE (Plan 0410947, portion of Parcel B; portion of the SE 1/4 Section 28-22-29-4, portion of Section 21-22-29-4, portion of the W 1/2 of Section 22-22-29-4) from DC Direct Control District to DC Direct Control District to accommodate the additional uses of live-work units, retail stores, offices and personal service businesses.

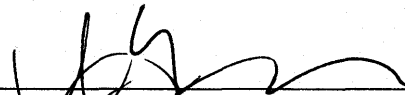
TO: CITY CLERK  
FROM: DEVELOPMENT AND BUILDING APPROVALS  
RE: LUB/11Z2005

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APPROVED AS TO CONTENT

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

APPROVED AS TO FORM

 John 10/05  
\_\_\_\_\_  
CITY SOLICITOR

BUDGET PROGRAM NO.  
(if applicable)

\_\_\_\_\_

DATE OF COUNCIL INSTRUCTION  
(if applicable)

\_\_\_\_\_