

BYLAW NO. 61Z2005

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment # LOC2004-0095)**

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 18th DAY OF JULY, 2005.

READ A SECOND TIME THIS 18th DAY OF JULY, 2005.

READ A THIRD TIME THIS 25th DAY OF JULY, 2005.

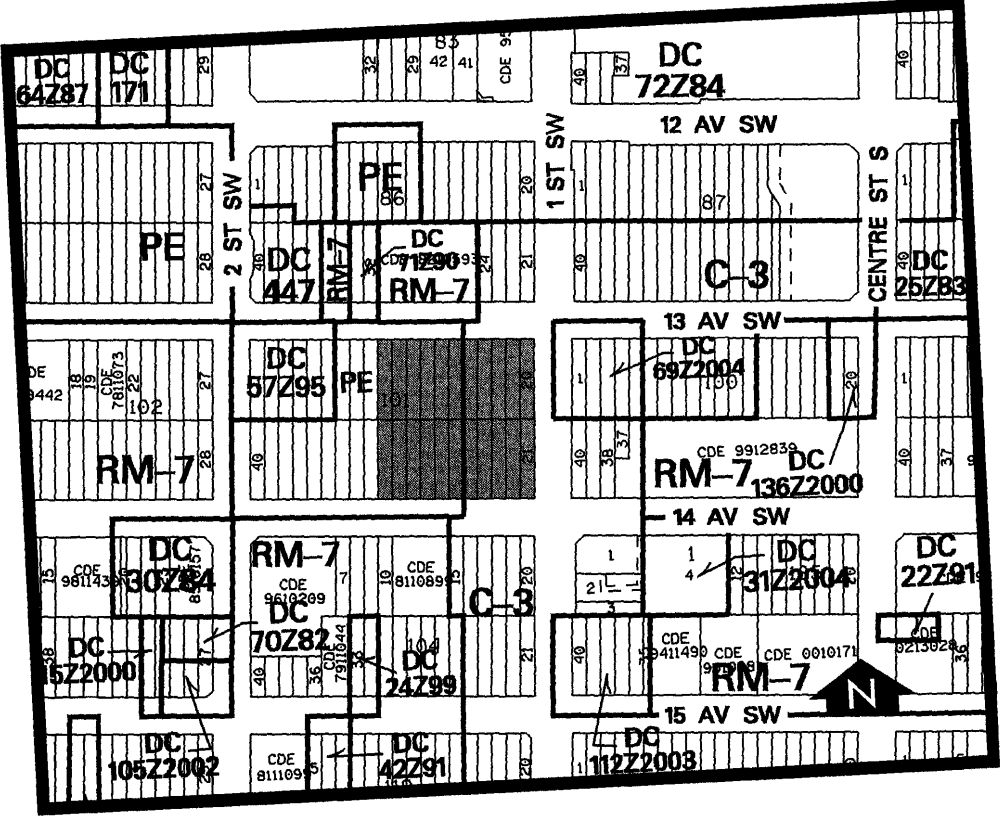
DEPUTY MAYOR

DATED THIS 25th DAY OF JULY, 2005.

CITY CLERK

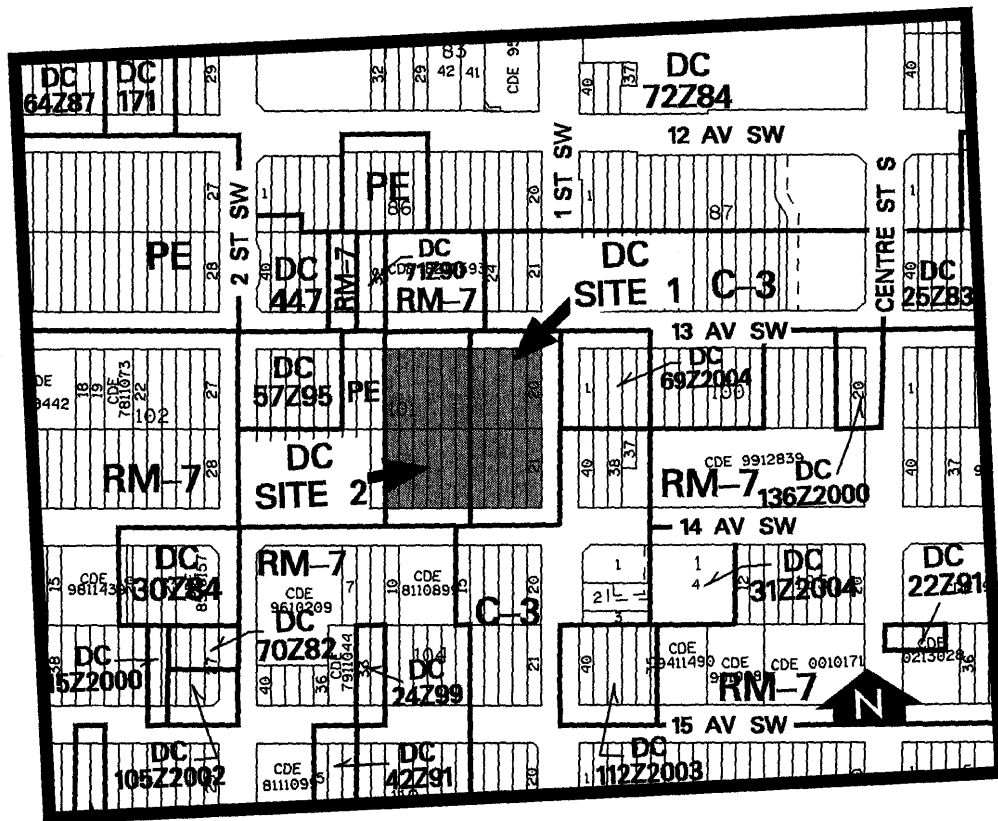
**Amendment # LOC2004-0095
Bylaw # 61Z2005**

SCHEDULE A



Amendment # LOC2004-0095 Bylaw # 61Z2005

SCHEDULE B



DC DIRECT CONTROL DISTRICT

SITE 1

1. Land Use

The Permitted and Discretionary Uses of the C-3 General Commercial District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively in the built form of a high density mixed use development.

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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-3 General Commercial District shall apply to Permitted Use and the Discretionary Use Rules of the C-3 General Commercial District shall apply to the Discretionary Uses, unless otherwise noted below:

(a) Building Setbacks

- (i) No building setbacks required along 1 Street SW, 13 Avenue SW and 14 Avenue SW**
- (ii) Haultain Park (west property line)**
 - (A) A minimum of 2 metres for all residential development above grade and below the third storey; and**
 - (B) A minimum of 4 metres for all commercial development above grade and below the third storey**

(b) Building Height

A maximum of 27 storeys not exceeding 87 metres for Phase 1 and a maximum of 29 storeys not exceeding 93 metres for Phase 2.

(c) Gross Floor Area

A maximum of 11.5 times the site area.

(d) Floor Area

Section 37 (5)(b.1) of Bylaw 2P80 shall apply except one restaurant-licensed may have a maximum gross floor area of 375 square metres and an outdoor café fronting onto Haultain Park (west property line) may have a maximum of 75 square metres gross floor area.

(e) Density

- (i) A maximum of 340 residential units; and**
- (ii) A maximum gross floor area of 1858 square metres for all commercial uses.**

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(f) Landscaping

All horizontal surfaces 5.6 square metres or greater not used for mechanical, building services, parking or circulation shall be landscaped.

(g) Comprehensive recycling facilities be provided to the satisfaction of the Approving Authority at the development permit stage.

(h) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the approving authority as part of a development permit application. In considering such an application, the Approving Authority shall ensure that the building design and site layout for Phase 1 conforms substantially to the plans and renderings available to City Council during its consideration of this bylaw. In considering an application for Phase 2, the Approving Authority shall ensure that the site layout, parkade plans, podium and tower floor plates conform generally to the plans and renderings available to City Council during its consideration of this bylaw.

SITE 2

1. Land Use

The Permitted and Discretionary Uses of the PE Public Park, School and Recreation District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively with the additional discretionary use of an underground parkade for the exclusive use of the development on Site 1.

2. Development Guidelines

The General Rules for Special Districts contained in Section 48 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of the PE Public Park, School and Recreation District shall apply to Permitted Use and the Discretionary Use Rules of the PE Public Park, School and Recreation District shall apply to the Discretionary Uses, unless otherwise noted below:

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(a) **Vehicular Access to Underground Parkade**

Vehicular access to the underground parkade shall be via the parkade access in Site 1 off of 13 Avenue SW.

(b) **Landscaping**

The parkade shall be designed and constructed so as to support park development including but not limited to playing fields, vegetation including trees and other typical park amenities, over the parkade.

(c) **Development Plans**

Approval of this application does not constitute approval of a development permit. Comprehensive plans shall be submitted to the approving authority as part of a development permit application. In considering such an application, the Approving Authority shall ensure that the parkade plans for Phase 1 conform substantially to the plans and renderings available to City Council during its consideration of this bylaw. In considering an application for Phase 2, the Approving Authority shall ensure that the parkade plans conform generally to the plans and renderings available to City Council during its consideration of this bylaw.

BYLAW NO. 6122005

ADVERTISED IN The Calgary Herald **ON** June 23/05

7 **BYLAW 6122005**
BELTLINE

To redesignate the land located at 1311, 1327 - 1 Street SW, 204 - 14 Avenue SW and a portion of 225 - 13 Avenue SW (Plan C, Block 101, Lots 10 to 31) from C-3 General Commercial District and PE Public Park, School and Recreation District to DC Direct Control District to accommodate increased residential density and decreased commercial density on Site 1 and an underground parkade on Site 2.

BYLAW NO. 6122005

ADVERTISED IN The Calgary Sun **ON** June 30/05

7 **BYLAW 6122005**
BELTLINE

To redesignate the land located at 1311, 1327 - 1 Street SW, 204 - 14 Avenue SW and a portion of 225 - 13 Avenue SW (Plan C, Block 101, Lots 10 to 31) from C-3 General Commercial District and PE Public Park, School and Recreation District to DC Direct Control District to accommodate increased residential density and decreased commercial density on Site 1 and an underground parkade on Site 2.

TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/61Z2005


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APPROVED AS TO CONTENT



HEAD - ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM

 June 22/05

CITY SOLICITOR

BUDGET PROGRAM NO.
(if applicable)

DATE OF COUNCIL INSTRUCTION
(if applicable)
