

BYLAW 67Z2007

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment LOC2006-0085)**

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;

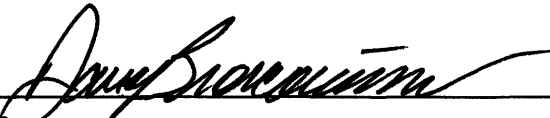
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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.

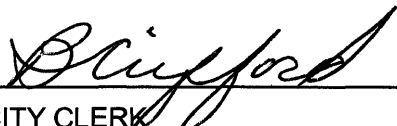
READ A FIRST TIME THIS 16th DAY OF JULY, 2007.

READ A SECOND TIME THIS 16th DAY OF JULY, 2007.

READ A THIRD TIME THIS 16th DAY OF JULY, 2007.



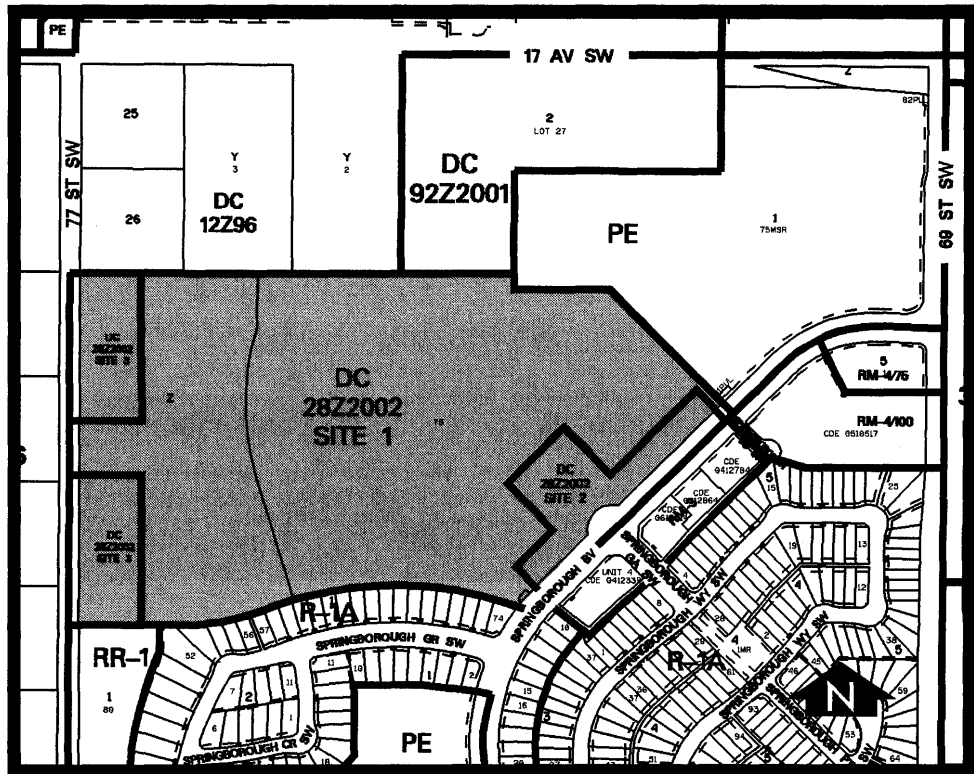
MAYOR
SIGNED THIS 16th DAY OF JULY, 2007.



ACTING CITY CLERK
SIGNED THIS 16th DAY OF JULY, 2007.

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SCHEDULE A



Amendment LOC2006-0085

Bylaw 67Z2007

SCHEDULE B

CONTINUED

Note: C.U. – Certainty of Land Use Only is afforded applications that meet the requirements of Section 11(2)(b) of Bylaw 2P80.

2. Development Guidelines

The General Rules for Special Districts contained in Section 48 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the PS Public Service District shall apply unless otherwise noted below:

(a) Site Coverage

The maximum building coverage shall be 30 percent of the total site area.

(b) Building Height

- (i) Except for the boundary between Site 1 and Site 2, buildings located 30 metres or less from the boundary of the site shall have a maximum height of 12 metres at any eaveline; and
- (ii) In all other cases, buildings shall have a maximum height of 18 metres at any eaveline.

(c) Yards

- (i) All yards shall have a minimum depth of 7.5 metres; and
- (ii) Notwithstanding (i) above:
 - (A) no yard shall be required from the boundary of Site 2; and
 - (B) a yard shall have a minimum depth of 30 metres from the boundary of Site 3.

(d) Parking

- (i) Parking shall be provided and located in accordance with a comprehensive Site Plan Concept covering the combined area of Sites 1, 2, and 3 that is to the satisfaction of the Approving Authority based upon the following minimum parking standards:

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SCHEDULE B

CONTINUED

- (A) for a college, and a private school, 0.3 parking stalls per 1 student and 0.3 parking stalls per 1 staff, based on the ultimate operating capacity; and
 - (B) for any other use, the requirements of Section 18 of Bylaw 2P80 shall apply;
 - (ii) The initial development permit application on the site shall include a parking analysis for the proposed development to the satisfaction of the Approving Authority; and
 - (iii) The parking analysis shall be updated for development on Sites 1, 2 and 3 as required with each subsequent development permit application.
- (e) Landscaping
- (i) All minimum required yards shall be landscaped to the satisfaction of the Approving Authority; and
 - (ii) In addition to (i) above, soft landscaping shall be provided to the satisfaction of the Approving Authority to enhance:
 - (A) pedestrian areas;
 - (B) building walls;
 - (C) parking areas; and
 - (D) vehicular accessways.
- (f) Restricted Development Area

Except for one internal access road and a local walkway/pathway adjacent to the road, no grading or stripping, landscaping or other development of any kind shall be allowed within 30 metres of each boundary of Site 3.

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SCHEDULE B

CONTINUED

(g) Road Connections

- (i) The internal road network serving the site shall provide for a connection through the site from the public road to the east to the public road to the west; and
- (ii) As a condition of the initial development permit approval on the site, the developer shall enter into a development agreement to construct the internal road connection to the road on the west side of the site, when required, and to the satisfaction of the Approving Authority.

(h) Pedestrian Connections

The pedestrian circulation system serving the site shall provide for a direct and convenient connection from the public road on the east to the public road to the west.

(i) Site Concept Plan

- (i) A Site Concept Plan covering the combined area of Sites 1, 2 and 3 shall be included with the submission of the initial development permit application to the satisfaction of the Approving Authority;
- (ii) The Site Concept Plan shall:
 - (A) show the proposed
 - Buildings and their uses;
 - Commercial uses within Site 2;
 - Sports fields;
 - Pedestrian circulation system;
 - Internal road network;
 - Access/egress points;
 - Parking areas;
 - Landscaping; and
 - Restricted development area.
 - (B) show such other information as determined necessary by the Approving Authority; and

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SCHEDULE B

CONTINUED

- (iii) The Site Concept Plan shall be updated as required with the submission of each subsequent development permit application.

Site 2

1.08 ha +/- (2.67 ac +/-)

1. Land Use

Permitted Uses

Essential Public Services
Parks and Playgrounds
Utilities

Discretionary Uses

Financial Institutions
Grocery stores (C.U.)
Medical clinics
Offices
Outdoor cafes
Personal service businesses
Private School (C.U.)
Restaurants/drinking establishments
Restaurants-food service only
Retail Stores
Take-out food services
Universities, colleges, provincial training centres (C.U)

Note: C.U. – Certainty of Land Use Only is afforded applications that meet the requirements of Section 11(2)(b) of Bylaw 2P80.

(2) Development Guidelines

The development guidelines that apply to Site 1 shall also apply unless otherwise noted below:

(a) Commercial Uses

- (i) A minimum of 150 square metres and a maximum of 2200 square metres of gross floor area shall be developed for commercial uses on the site;
and

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SCHEDULE B

CONTINUED

- (ii) A maximum of 3500 square metres of gross floor area shall be developed for offices on the site.
- (b) Yards
 - (i) No yard shall be required from the boundary of Site 1; and
 - (ii) A minimum front yard depth of 1.0 metres shall be required from the public road on the east side of Site 2.

Site 3

1.62 ha +/- (4.0 ac +/-)

1. Land Use

The Permitted and Discretionary Uses of the RR-1 Restricted Residential Single-Detached District shall be the Permitted and Discretionary Uses respectively with the additional Discretionary Use of a college (C.U.) and a private school (C.U.).

Note: C.U. – Certainty of Land Use Only is afforded applications that meet the requirements of Section 11(2)(b) of Bylaw 2P80.

2. Development Guidelines

For single-detached dwellings, the General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the RR-1 Restricted Residential Single-Detached District shall apply, and for a college and a private school, the development guidelines for Site 1 shall apply unless otherwise noted below:

- (a) Yards
 - (i) For single-detached dwellings, Section 21(3)(a), (b) and (c) of the RR-1 Restricted Residential Single-Detached District shall apply;
 - (ii) For a college and a private school, the yard requirements of Site 1 shall apply; and
 - (iii) Notwithstanding (i) above, all yards shall have a minimum depth of:

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SCHEDULE B

CONTINUED

- (A) 10 metres from the east boundary of the site; and
- (B) 7.5 metres from the west boundary of the site.

(b) Restricted Development Area

Except for one internal road and a local walkway/pathway adjacent to the road, no grading or stripping, landscaping or other development of any kind shall be allowed within 10 metres of the east boundary of Site 1.

(c) Lot Area

The minimum area of a residential lot shall be 0.16 hectares \pm (0.40 acres \pm).

BYLAW NUMBER: 67Z2007

ADVERTISED IN THE Calgary Herald on Thursday June 21, 2007

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SPRINGBANK HILL

To redesignate the land located on portions of 40 Springbrough Boulevard S.W. and 7440-26 Avenue S.W. (Plan 0310421, Block 1, Lot 76; Plan 2420AK, Block Z) from DC Direct Control District to DC Direct Control District to accommodate institutional, commercial and residential uses.

TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/67Z2007

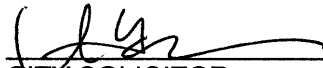
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APPROVED AS TO CONTENT



HEAD - ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM

 June 20/07

CITY SOLICITOR

BUDGET PROGRAM NO.
(if applicable)

DATE OF COUNCIL INSTRUCTION
(if applicable)
