

BYLAW 69Z2007

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment LOC2005-0080)**

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;

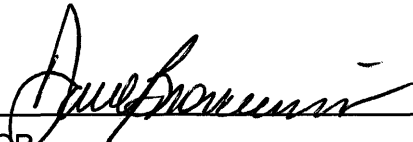
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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.

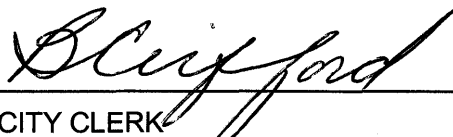
READ A FIRST TIME THIS 16th DAY OF JULY, 2007.

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

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



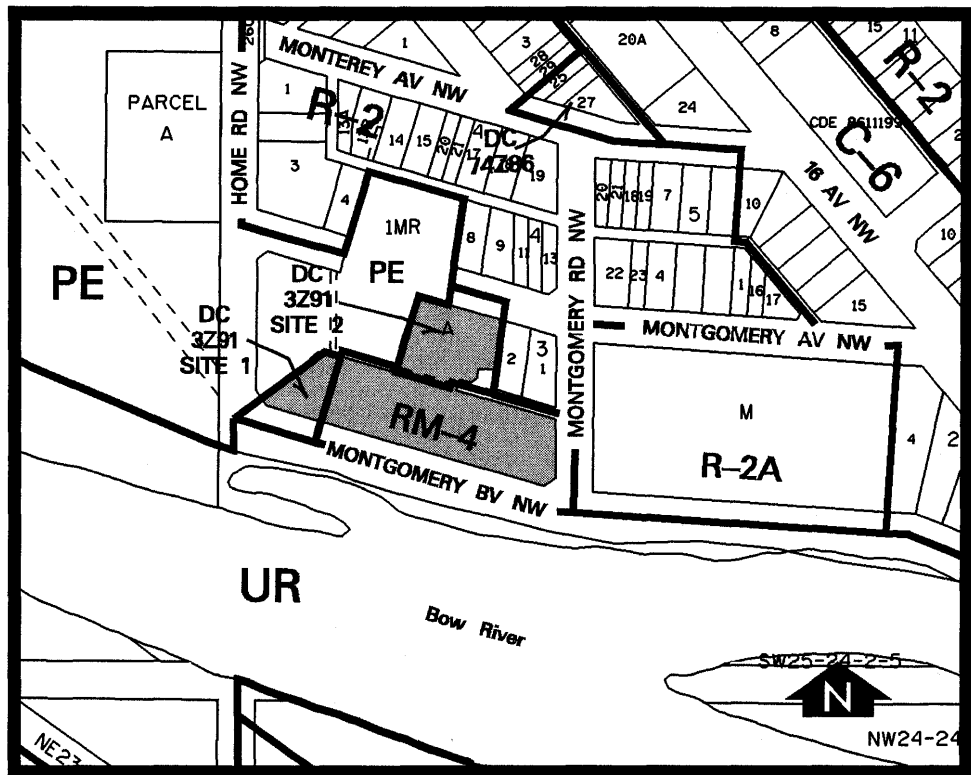
MAYOR
SIGNED THIS 26th DAY OF JULY, 2007.



ACTING CITY CLERK
SIGNED THIS 26th DAY OF JULY, 2007.

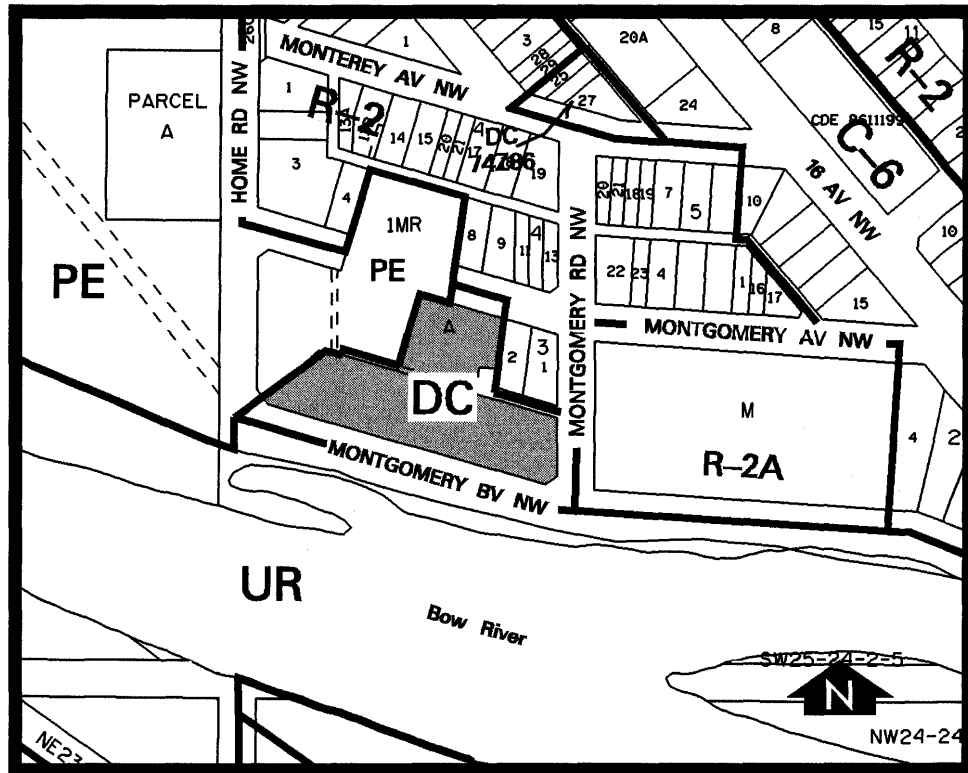
Amendment LOC2005-0080 Bylaw 69Z2007

SCHEDULE A



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SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Discretionary Uses shall be:

Special care facility (Nursing Home)
Assisted living

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

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SCHEDULE B

CONTINUED

2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 shall apply except as otherwise noted below:

(a) Garbage Storage

- (i) Garbage and waste material shall be stored in weatherproof and animal-proof containers and shall be visually screened from all adjacent sites and public thoroughfares; and
- (ii) Comprehensive recycling facilities shall be provided to the satisfaction of the Approving Authority.

(b) Parking and Loading Regulations

- (i) See Section 18 of Bylaw 2P80; and
- (ii) Notwithstanding Section 18 of Bylaw 2P80, a minimum of 90 on-site parking stalls shall be provided.

(c) Floodway Floodplain Special Regulations

See Section 19.1 of Bylaw 2P80.

(d) Building Height

The height of the west wing building shall be a maximum of five storeys not exceeding:

- (i) 17.79 metres at the south eaveline;
- (ii) 18.04 metres at the north eaveline;
- (iii) 18.04 metres at the east eaveline;
- (iv) 18.79 metres at the west eaveline.

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SCHEDULE B

CONTINUED

(e) Development Plans

Comprehensive plans shall be submitted to the Approving Authority as part of a development permit application which shall substantially conform with plans made available to City Council during their consideration of this bylaw.

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ADVERTISED IN THE Calgary Herald on Thursday June 21, 2007

**8 BYLAW 69Z2007
MONTGOMERY**

To redesignate the land located at 4628 Montgomery Boulevard N.W. (Plan 9111554, Block A) from DC Direct Control District and RM-4 Residential Medium Density Multi-Dwelling District to DC Direct Control District to accommodate expansion of existing nursing home (Bow View Manor) including underground parkade, additional special care units and new support facilities.

