

BYLAW NO. 45Z2005

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment # LOC2004-0063)**

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;

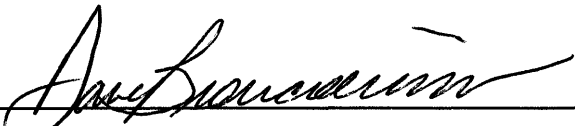
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 10th DAY OF MAY, 2005.

READ A SECOND TIME THIS 10th DAY OF MAY, 2005.

READ A THIRD TIME THIS 10th DAY OF MAY, 2005.



MAYOR

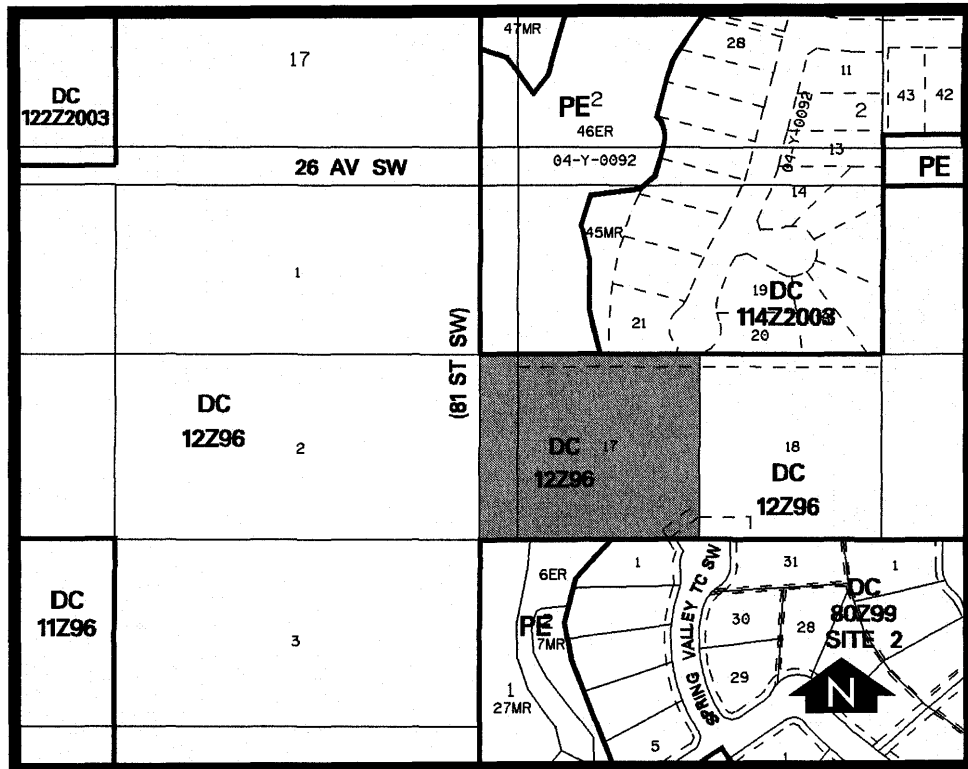
DATED THIS 10th DAY OF MAY, 2005.



DEPUTY CITY CLERK

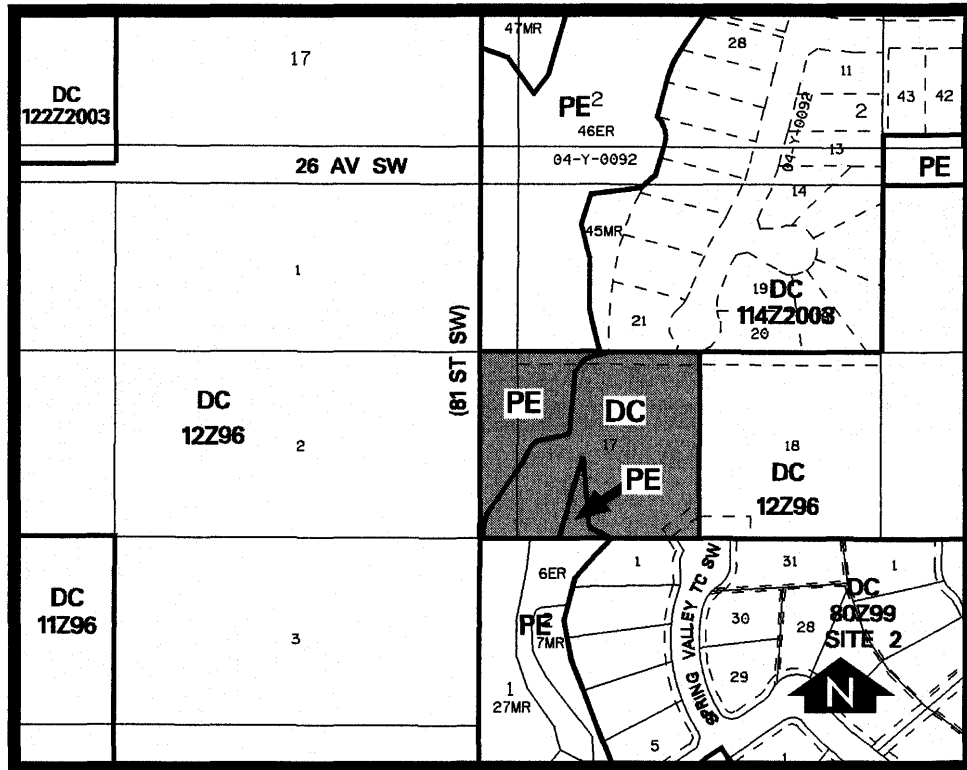
Amendment # LOC2004-0063 Bylaw # 45Z2005

SCHEDULE A



Amendment # LOC2004-0063 Bylaw # 45Z2005

SCHEDULE B



DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted and Discretionary Uses of the R-1 Residential Single-Detached District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively.

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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 to all uses and the Permitted Use Rules of the R-1 Residential Single-Detached District shall apply to Permitted Uses and the Discretionary Use Rules of the R-1 Residential Single-Detached District shall apply to Discretionary Uses, unless otherwise noted below:

For the purpose of this Bylaw, each bareland condominium unit shall be considered a lot.

(a) **Density**

The minimum number of dwelling units shall be 5.

(b) **Lot Area**

A minimum of 1000 square metres per lot.

(c) **Gates**

No gates on private access routes be permitted within any development on lands that are the subject of this Bylaw.

(d) **The development shall comply with slope adaptive principles as follows:**

- (i) the built form shall step down the slope, utilizing natural grade variations through stepped, multi-level housing design. For slopes 15 percent or greater, utilizing terraces within the built form that are created by a multi-level stepped design for outdoor amenity space;
- (ii) the site slope shall be absorbed into the building massing, with exposed retaining walls having a maximum height of 1.2 metres;
- (iii) changes to the natural drainage pattern, ground water levels, landform stability and erosion potential of the site shall be minimized;

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SCHEDULE B

CONTINUED

- (iv) the built form and driveway location / design shall be sensitively integrated into the natural terrain; and
- (v) building design, materials and retaining walls shall blend with the natural setting. Variations in setbacks, building heights, orientation and grade levels are required to help mitigate the visual impact of a “wall” or “string” of development along and against slopes.

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ADVERTISED IN the Calgary Herald **ON** 04/14/05

SPRINGBANK HILL
The land located at 2965 - 77
and a portion of 81 Street south of 26
Block C, Lot 17 and
from DC Direct Control
Designated Road Right-of-Way
District to accommodate
condominium for single-detached
and open space.

TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/45Z2005

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APPROVED AS TO CONTENT 
HEAD - ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM 
CITY SOLICITOR

BUDGET PROGRAM NO. _____
(if applicable)

DATE OF COUNCIL INSTRUCTION _____
(if applicable)