BYLAW NO. 86Z2005

BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment # LOC2004-0083)
* *

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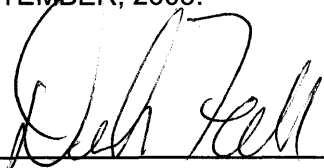
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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.

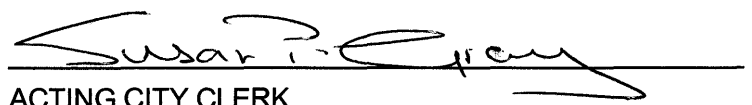READ A FIRST TIME THIS 19th DAY OF SEPTEMBER, 2005.

READ A SECOND TIME THIS 19th DAY OF SEPTEMBER, 2005.

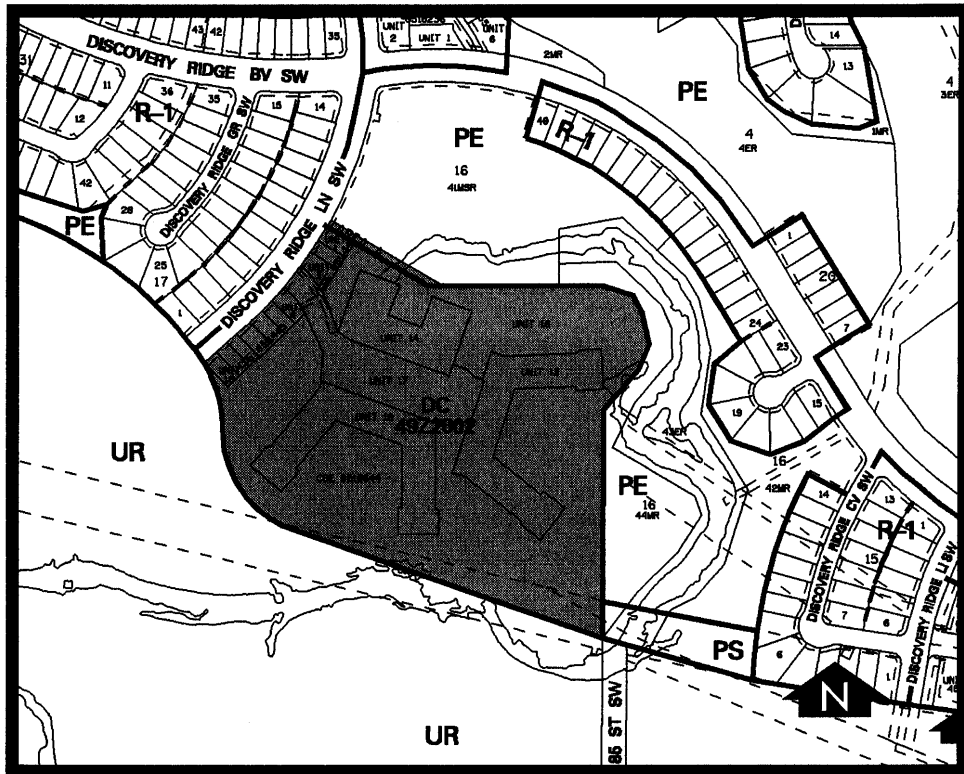READ A THIRD TIME THIS 19th DAY OF SEPTEMBER, 2005.

_____
DEPUTY MAYOR
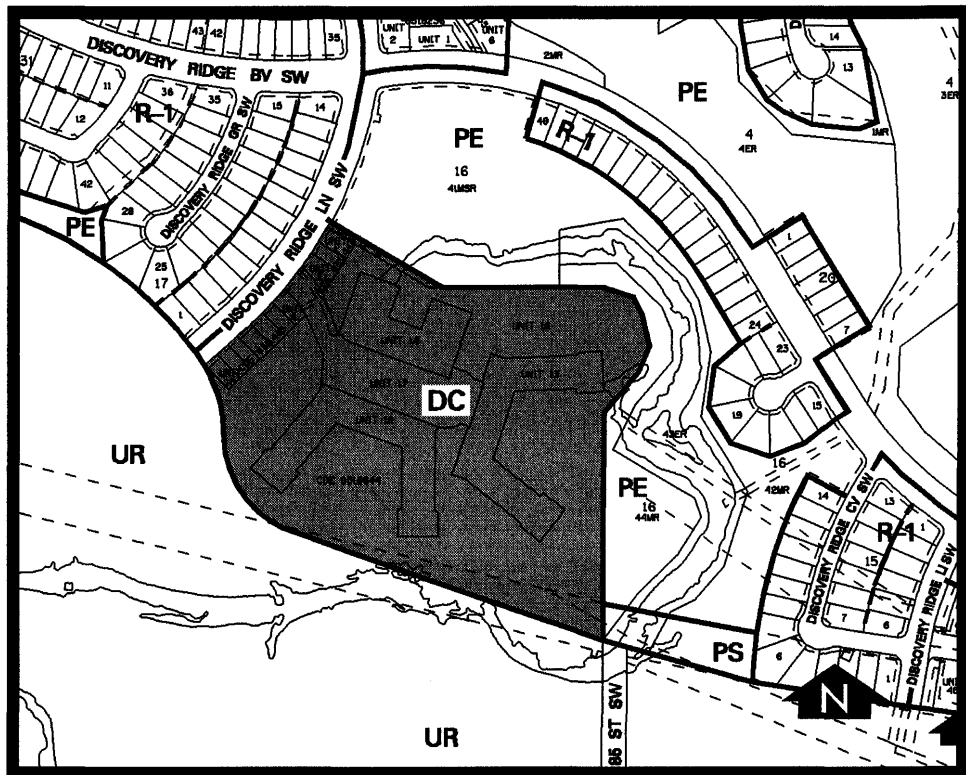
DATED THIS 19th DAY OF SEPTEMBER, 2005.

_____
ACTING CITY CLERK

Amendment # LOC2004-0083
Bylaw # 86Z2005

SCHEDULE A

SCHEDULE B

DC DIRECT CONTROL DISTRICT

1.   Land Use

The Permitted and Discretionary Uses of the RM-6 Residential High Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively.

SCHEDULE B

CONTINUED

2.   Development Guidelines

The General Rules of Residential Districts contained in Section 20 of Bylaw 2P80 shall apply to all uses and the Permitted Use Rules of the RM-6 Residential High Density Multi-Dwelling District shall apply to Permitted Uses and the Discretionary Use Rules of the RM-6 Residential High Density Multi-Dwelling District shall apply to Discretionary Uses, unless otherwise noted below:

(a)   Density

A maximum of 75 units per hectare (30 units per acre).

(b)   Building Colour and Finishes

The exterior finishes and colours shall be complementary to the natural setting of the area and to the remainder of the development.

(c)   Design Guidelines

Prior to or concurrent with the submission of a plan of subdivision, design guidelines shall be submitted to the satisfaction of the Approving Authority, which shall address the co-ordination and integration of the following site planning objectives:

(i)   The clustering of development on disturbed areas to protect the environmentally significant areas. Approximately 65 percent of the area north of the TransAlta power line easement, shall be left as undisturbed natural open space in substantially contiguous areas;

(ii)   The minimization of development and construction impacts on native vegetation and other undeveloped portions of land by:

(A) maximizing natural areas between development;

(B) minimizing the amount of paving;

SCHEDULE B

CONTINUED

        (C) removing only as many trees as are required to achieve
            development;
        and

        (D) where appropriate, transplanting of vegetation;

  (iii)   Spatially arranging buildings backing onto the floodway area to prevent
the appearance of a wall of development when viewed from public areas
within the floodway park area.

(d)   Height

A maximum of 8 storeys not exceeding 24 metres at any eaveline.

(e)   Escarpment Line

No buildings downslope of the escarpment to project above the level of the top of
the escarpment as determined by the Approving Authority. Detailed cross-
sections shall be provided at the development permit stage to demonstrate
conformity with this provision.

BYLAW NO. _862,2005_

ADVERTISED IN _The Calgary Sun_ ON _Sept. 01.05_

TO: CITY CLERK

FROM: DEVELOPMENT AND BUILDING APPROVALS

RE: LUB/86Z2005

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APPROVED AS TO CONTENT

_____
HEAD – ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM

_____ Aug 24/05
CITY SOLICITOR

BUDGET PROGRAM NO.   _____
     (if applicable)

DATE OF COUNCIL INSTRUCTION   _____
     (if applicable)