

BYLAW NO. 60Z2007

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND
THE CITY OF CALGARY LAND USE BYLAW 2P80
(Land Use Amendment LOC2006-0132)**

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;

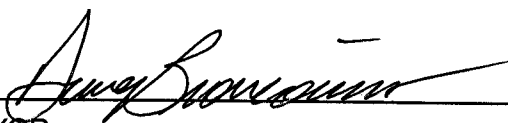
NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

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 12TH DAY OF JUNE, 2007.

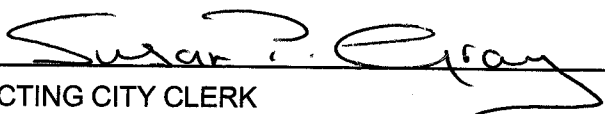
READ A SECOND TIME THIS 12TH DAY OF JUNE, 2007.

READ A THIRD TIME THIS 12TH DAY OF JUNE, 2007.



MAYOR

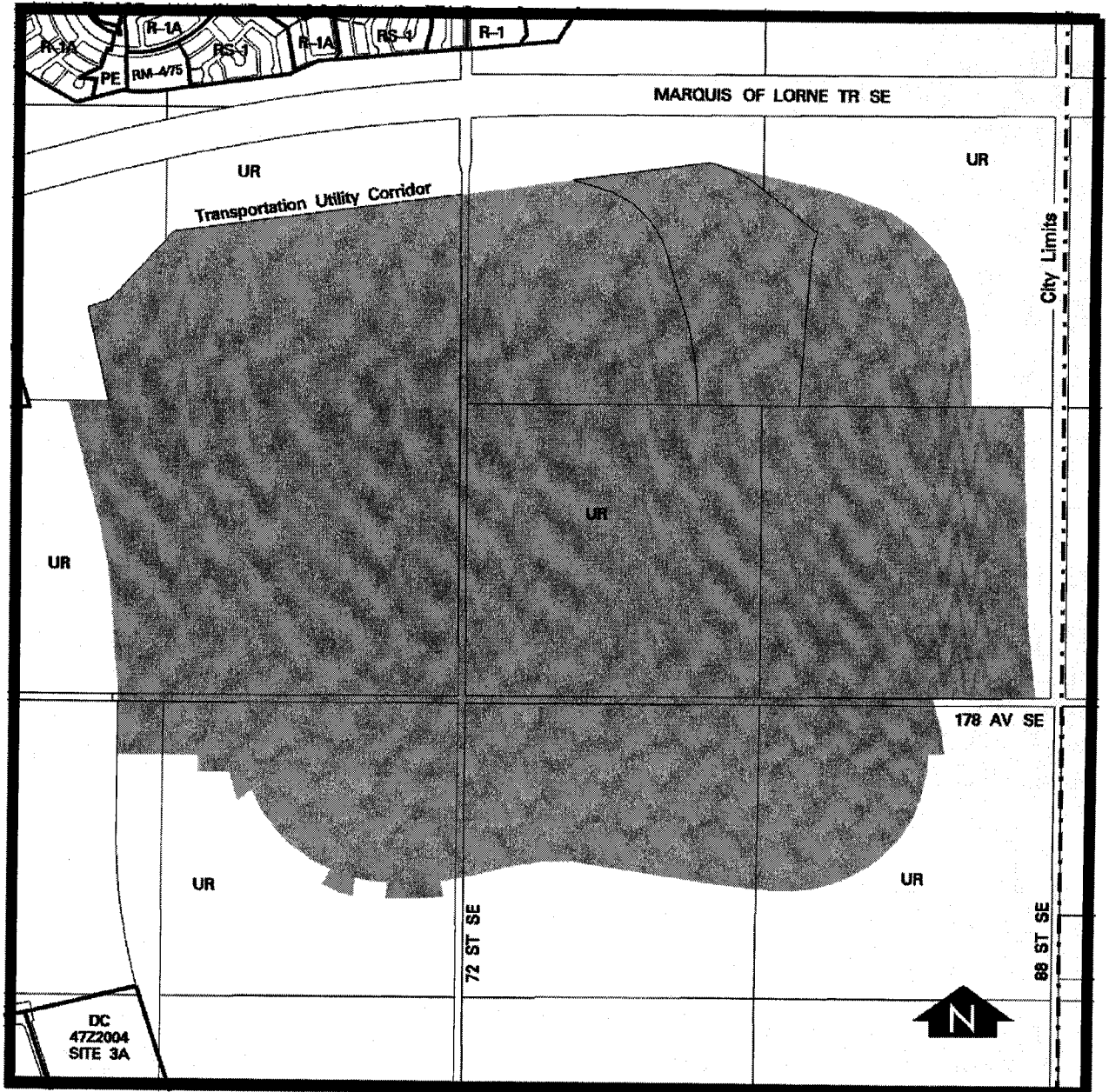
DATED THIS 12TH DAY OF JUNE, 2007



ACTING CITY CLERK

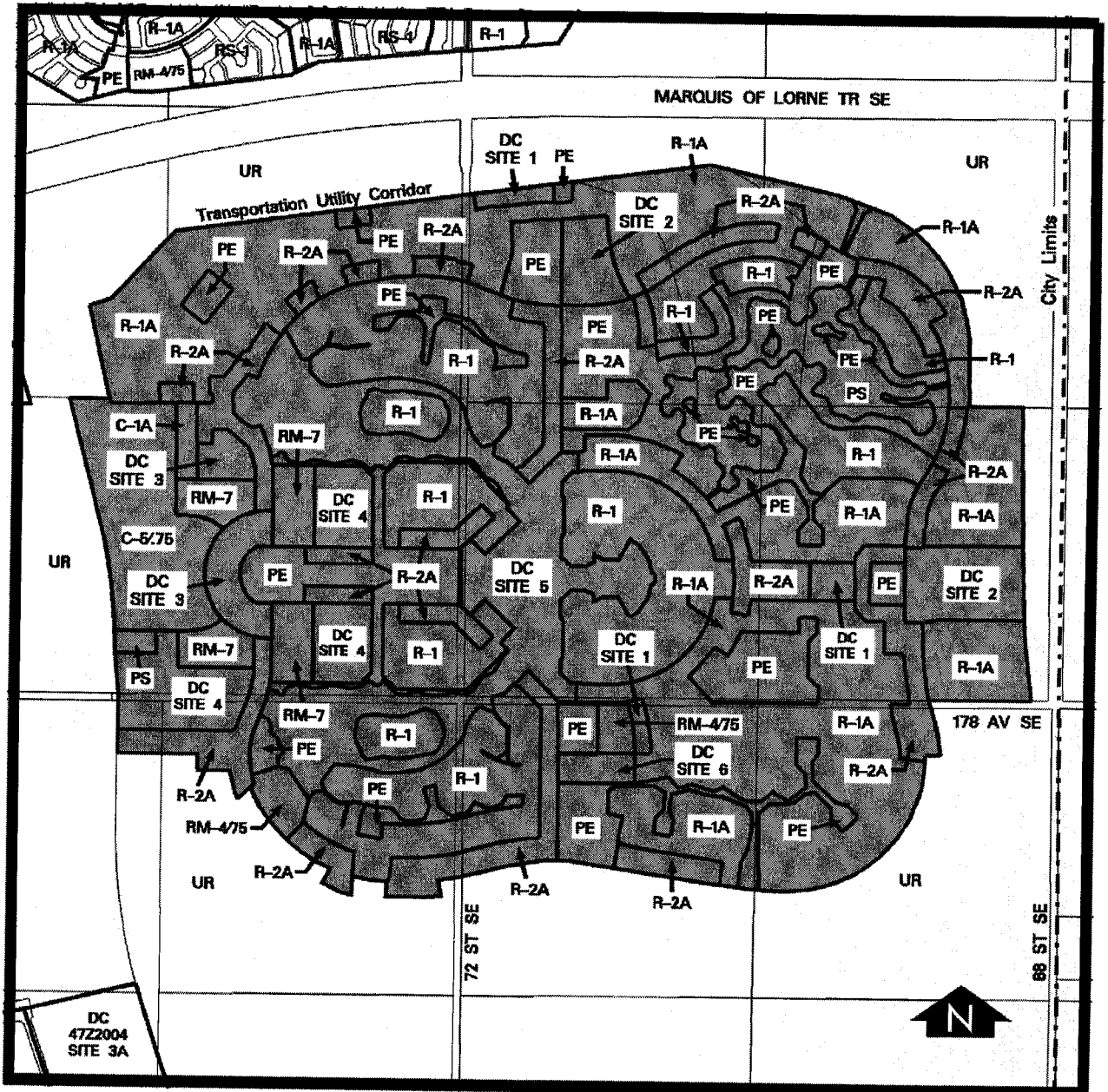
Amendment LOC2006-0132 Bylaw 60Z2007

SCHEDULE A



Amendment LOC2006-0132 Bylaw 60Z2007

SCHEDULE B



DC DIRECT CONTROL DISTRICT

Amendment # LOC2006-0132 Bylaw #60Z2007

SCHEDULE B

CONTINUED

DC SITE 1

1.97 ha± (4.88 ac±)

1. Land Use

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

In this Bylaw, Secondary Suites means an accessory dwelling unit:

- (a) that does not exceed 70.0 square metres of gross floor area, excluding the area covered by stairways;
- (b) that is located on the same parcel as a single detached dwelling; and
- (c) that will only be approved as one of the following:
 - (i) "Secondary Suite - Attached Above Grade" where the Secondary Suite is located above the first storey of a Single Detached Dwelling;
 - (ii) "Secondary Suite - Attached at Grade" where the Secondary Suite is located at grade and is attached to the side or rear of a Single Detached Dwelling;
 - (iii) "Secondary Suite - Attached Below Grade" where the Secondary Suite is located below the first storey of a Single Detached Dwelling;
 - (iv) "Secondary Suite - Detached Garage" where the Secondary Suite is located above the first storey of a detached private garage; and
 - (v) "Secondary Suite - Detached Garden" where the Secondary Suite is detached and located at grade to the rear of the main residential building.

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SCHEDULE B

CONTINUED

2. Development Guidelines

The General Rules for Residential Districts 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:

(a) Secondary Suite - Parcel Size

- (i) The minimum parcel width for a parcel containing a Secondary Suite - Detached Garage and Secondary Suite - Detached Garden shall be 13.0 metres;
- (ii) The minimum parcel width for a parcel containing all other secondary suite shall be 11.0 metres;
- (iii) The minimum parcel depth for a parcel containing a secondary suite shall be 30.0 metres; and
- (iv) The minimum parcel area for a parcel containing a secondary Suite shall be 400.0 square metres.

(b) Secondary Suite – Parking

A minimum of one parking stall shall be required for a Secondary Suite.

(c) Secondary Suite – Setbacks

- (i) For a Secondary Suite – Attached Above Grade, Secondary Suite - Attached at Grade and Secondary Suite-Attached Below Grade the minimum building setback:
 - (A) from a front property line shall be equal to or greater than the building setback from the front property line for the main residential building;
 - (B) from a rear property line shall be equal to or greater than the building setback from the rear property line for the main residential building; and
 - (C) from a side property line shall be equal to or greater than the buildings setback from the rear property line for the main residential building;

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SCHEDULE B

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- (ii) Secondary Suite – Detached Garage, the minimum building setback from any rear property line shall be:
 - (A) 1.5 metres for that portion of the building used as a Secondary Suite; and
 - (B) 0.6 metres for that portion of the building used as a private garage;
 - (iii) For a Secondary Suite – Garden, the minimum building setback from a rear property line is 1.5 metres;
 - (iv) For all Secondary Suites the minimum building setback from a side property line is 1.2 metres; and
 - (v) A minimum separation of 3.0 metres shall be required between the closest façade of the main residential building to the closest façade of the Secondary Suite – Detached Garage or the Secondary Suite-Detached Garden.
- (d) Secondary Suite – Outdoor Private Amenity Space
- (i) A Secondary Suite shall have a private amenity space that:
 - (A) is located outdoors;
 - (B) has a minimum area of 7.5 square metres with no dimension less than 1.5 metres; and
 - (C) shown on a plan approved by the Development Authority; and
 - (ii) For Secondary Suites a private amenity space may be provided in the form of a balcony, deck or patio.
- (e) Secondary Suite – Density
There shall not be more than one Secondary Suite located on a parcel.
- (f) Secondary Suite – Entry and Stairways
A Secondary Suite shall have a separate and direct access from grade.

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SCHEDULE B

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- (g) Secondary Suite – Building Height
 - (i) The maximum building height shall be:
 - (A) 5.0 metres for a Secondary Suite- Detached Garden; and
 - (B) equal to the building height of the Single Detached Dwelling that contains a Secondary Suite – Attached Above Grade.

DC SITE 2

8.96 ha± (22.14 ac±)

1. Land Use

The Permitted and Discretionary Uses of the RM-4 Residential Medium Density Multi-Dwelling District of Bylaw 2P80 shall be the Permitted and Discretionary Uses respectively with the additional Discretionary Uses of Personal Service Businesses, Live/Work Units, Retail Stores, and Convenience Food Stores.

For the purpose of this Bylaw

- (a) “Convenience Food Store” means a use:
 - (i) where food and other daily household necessities are sold;
 - (ii) that is entirely within a building;
 - (iii) that has a maximum gross floor area of 300.0 square metres;
 - (iv) that may display the items for sale within the use outside of a building a maximum distance of 6.0 metres from the public entrance of the use; and
 - (v) that may include within the total gross floor area of the use a limited seating area no greater than 7.5 square metres;
 - (vi) that must not locate any outdoor display area in a required setback area, a parking area or on a sidewalk if it impedes pedestrian movement;

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SCHEDULE B

CONTINUED

- (vii) that requires a minimum of 4.0 parking stalls per 100.0 square metres of gross usable floor area; and
- (viii) that requires a minimum of 1.0 bicycle parking stalls per 250.0 square metres of gross usable floor area.
- (b) "Live/Work Unit" means a use where a business is operated from a dwelling unit by the resident of the dwelling unit but does not include a Home Occupation-Class1 or Home Occupation Class 2.

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 RM-4 Residential Medium Density Multi-Dwelling District shall apply to the Permitted Uses and the Discretionary Use Rules of the RM-4 Residential Medium Density Multi-Dwelling District shall apply to the Discretionary Uses.

- (a) Personal Service Businesses, Retail Stores or Convenience Food Stores:
 - (i) Personal Service Businesses, Retail Stores and Convenience Food Stores shall:
 - (A) be located on the floor closest to grade;
 - (B) be contained completely within the building;
 - (C) not be located above any Dwelling Unit;
 - (D) not share an internal hallway with Dwelling Units; and
 - (E) have a separate exterior entrance from that of the Dwelling Units;

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SCHEDULE B

CONTINUED

- (ii) A maximum of 10.0 per cent of the gross floor area of all buildings on a parcel that contains a Multi-Dwelling Development on a parcel may include Personal Service Businesses, Retail Stores or Convenience Food Stores;
 - (iii) The maximum gross floor area for each Personal Service Businesses, Retail Stores or Convenience Food Stores shall be 300.0 square metres;
 - (iv) Parking areas for Personal Service Businesses, Retail Stores or Convenience Food Stores shall:
 - (A) be separated from residential parking areas;
 - (B) provide pedestrian access to the uses; and
 - (C) be located a minimum distance of 5.0 metres from a parcel designated as a low density residential district in the case of a surface parking area; and
 - (v) A Convenience Food Store shall be located on each residential site in this district unless otherwise determined by the Approving Authority.
- (b) Live/Work Units
- (i) Live/Work Units shall be limited to those uses that do not create a nuisance by the way of electronic interference; dust; noise; odour; smoke; bright light or anything of an offensive or objectionable nature which is detectable to normal sensory perception outside of the Live/Work Unit;
 - (ii) The working area shall not exceed 50 percent of the total floor area;
 - (iii) A maximum of one non-resident employee or business partner work on site;
 - (iv) Signage shall be limited to the interior of the building;
 - (v) No aspect of the operation shall be visible from outside the building;
 - (vi) There shall be no outside storage of material, goods or equipments on or immediately adjacent to the site;

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SCHEDULE B

CONTINUED

- (vii) Except at-grade, no Live/Work Unit shall be located on the same story as a residential use; and
- (viii) No Live/Work Unit shall be located on a storey above a residential use.

DC SITE 3

4.42 ha± (10.92 ac±)

1. Land Use

The Permitted and Discretionary Uses of the RM-4 Residential Medium Density Multi-Dwelling District shall be the Permitted and Discretionary Uses respectively with the additional Discretionary Uses of Personal Service Businesses, Live/Work Units, Retail Stores, and Convenience Food Stores,

For the purpose of this Bylaw

- (a) "Convenience Food Store" means a use:
 - (i) where food and other daily household necessities are sold;
 - (ii) that is entirely within a building;
 - (iii) that has a maximum gross floor area of 300.0 square metres;
 - (iv) that may display the items for sale within the use outside of a building a maximum distance of 6.0 metres from the public entrance of the use; and
 - (v) that may include within the total gross floor area of the use a limited seating area no greater than 7.5 square metres.
 - (vi) that must not locate any outdoor display area in a required setback area, a parking area or on a sidewalk if it impedes pedestrian movement;
 - (vii) that requires a minimum of 4.0 parking stalls per 100.0 square metres of gross usable floor area; and

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SCHEDULE B

CONTINUED

(viii) that requires a minimum of 1.0 bicycle parking stalls per 250.0 square metres of gross usable floor area.

(b) "Live/Work Units" means a use where a business is operated from a dwelling unit by the resident of the dwelling unit but does not include a Home Occupation-Class1 or Home Occupation Class 2.

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 RM-4 Residential Medium Density Multi-Dwelling District shall apply to the Permitted Uses and the Discretionary Use Rules of the RM-4 Residential Medium Density Multi-Dwelling District shall apply to the Discretionary Uses unless otherwise noted below:

(a) Personal Service Businesses, Retail Stores or Convenience Food Stores

(i) Personal Service Businesses, Retail Stores or Convenience Food Stores shall:

(A) be located on the floor closest to grade;

(B) be contained completely within the building;

(C) not be located above any Dwelling Unit;

(D) not share an internal hallway with Dwelling Units; and

(E) have a separate exterior entrance from that of the Dwelling Units.

(ii) A maximum of 10.0 per cent of the gross floor area of all buildings on a parcel that contains a Multi-Dwelling Residential Development on a parcel may include Personal Service Businesses, Retail Stores or Convenience Food Stores.

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SCHEDULE B

CONTINUED

- (iii) Parking areas for Personal Service Businesses, Retail Stores or Convenience Food Stores shall:
 - (A) be separated from residential parking areas;
 - (B) provide pedestrian access to the uses; and
 - (C) be located a minimum distance of 5.0 metres from a parcel designated as a low density residential district in the case of a surface parking area.

- (b) Live/Work Units
 - (i) Live/Work Units shall be limited to those uses that do not create a nuisance by the way of electronic interference; dust; noise; odour; smoke; bright light or anything of an offensive or objectionable nature which is detectable to normal sensory perception outside of the Live/Work Units;
 - (ii) The working area shall not exceed 50 percent of the total floor area;
 - (iii) A maximum of one non-resident employee or business partner work on site;
 - (iv) Signage shall be limited to the interior of the building;
 - (v) No aspect of the operation shall be visible from outside the building;
 - (vi) There shall be no outside storage of material, goods or equipments on or immediately adjacent to the site;
 - (vii) Except at-grade, no Live/Work Unit shall be located on the same story as a residential use; and
 - (viii) No Live/Work Unit shall be located on a storey above a residential use.

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SCHEDULE B

CONTINUED

DC SITE 4

14.40 ha± (35.58 ac±)

1. Land Use

The Permitted and Discretionary Uses of the RM-6 Residential High Density Multi-Dwelling District shall be the Permitted and Discretionary Uses respectively with the additional Discretionary Uses of Convenience Food Stores, Food Stores, Retail Stores, Personal Service Businesses and Live/Work Units.

For the purpose of this Bylaw

- (a) "Convenience Food Store" means a use:
 - (i) where food and other daily household necessities are sold;
 - (ii) that is entirely within a building;
 - (iii) that has a maximum gross floor area of 300.0 square metres;
 - (iv) that may display the items for sale within the use outside of a building a maximum distance of 6.0 metres from the public entrance of the use; and
 - (v) that may include within the total gross floor area of the use a limited seating area no greater than 7.5 square metres.
 - (vi) that must not locate any outdoor display area in a required setback area, a parking area or on a sidewalk if it impedes pedestrian movement;
 - (vii) that requires a minimum of 4.0 parking stalls per 100.0 square metres of gross usable floor area; and
 - (viii) that requires a minimum of 1.0 bicycle parking stalls per 250.0 square metres of gross usable floor area.

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SCHEDULE B

CONTINUED

- (b) "Live/Work Unit" means a use where a business is operated from a dwelling unit by the resident of the dwelling unit but does not include a Home Occupation-Class1 or Home Occupation Class 2.

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 RM-6 Residential High Density Multi-Dwelling District shall apply to the Permitted Uses and the Discretionary Use Rules of the RM-6 Residential High Density Multi-Dwelling District shall apply to the Discretionary Uses.

- (a) Personal Service Businesses, Retail Stores or Convenience Food Stores
 - (i) Personal Service Businesses, Retail Stores or Convenience Food Stores shall:
 - (A) be located on the floor closest to grade;
 - (B) be contained completely within the building;
 - (C) not be located above any Dwelling Unit;
 - (D) not share an internal hallway with Dwelling Units; and
 - (E) have a separate exterior entrance from that of the Dwelling Units;
 - (ii) A maximum of 10.0 per cent of the gross floor area of all buildings on a parcel that contains a Multi-Residential Development on a parcel may be Personal Service Businesses, Retail Stores or Convenience Food Stores;
 - (iii) A maximum of one non-resident employee or business partner work on site; and

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SCHEDULE B

CONTINUED

- (iv) Parking areas for Personal Service Businesses, Retail Stores or Convenience Food Stores shall:
 - (A) be separated from residential parking areas;
 - (B) provide pedestrian access to the commercial multi-residential uses; and
 - (C) be located a minimum distance of 5.0 metres from a parcel designated as a low density residential district in the case of a surface parking area.

- (b) Live/Work Units
 - (i) Live/Work Units shall be limited to those uses that do not create a nuisance by the way of electronic interference; dust; noise; odour; smoke; bright light or anything of an offensive or objectionable nature which is detectable to normal sensory perception outside of the Live/Work Units;
 - (ii) The working area shall not exceed 50 percent of the total floor area;
 - (iii) A maximum of one non-resident employee or business partner work on site;
 - (iv) Signage shall be limited to the interior of the building;
 - (v) No aspect of the operation shall be visible from outside the building;
 - (vi) There shall be no outside storage of material, goods or equipments on or immediately adjacent to the site;
 - (vii) Except at-grade, no Live/Work Unit shall be located on the same story as a residential use; and
 - (viii) No Live/Work Unit shall be located on a storey above a residential use.

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SCHEDULE B

CONTINUED

DC SITE 5

34.28 ha± (84.70 ac±)

1. Land Use

The Permitted Uses and Discretionary Uses of the A Agricultural and Open Space District of Bylaw 2P80 shall be the Permitted Uses and Discretionary Uses respectively with the additional Discretionary Uses of a private lake, ornamental entrance parks, walkways and associated community signage.

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 A Agricultural and Open Space District shall apply to the Permitted Uses and the Discretionary Use Rules of the A Agricultural and Open Space District shall apply to the Discretionary Uses unless otherwise noted below:

(a) Private lake, ornamental entrance parks, walkways and associated community signage.

(i) A private lake, ornamental entrance parks, walkways and associated community signage shall be located, designed and landscaped to the satisfaction of the Approving Authority.

DC SITE 6

1.62 ha± (4.00 ac±)

1. Land Use

The Permitted Uses and Discretionary Uses of the A Agricultural and Open Space District of Bylaw 2P80 shall be the Permitted Uses and Discretionary Uses respectively with the additional Discretionary Uses of a Market, Restaurant Licensed-Small and Public and Quasi-Public Buildings.

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SCHEDULE B

CONTINUED

In this Bylaw:

- (a) "Market" means a use:
 - (i) where individual vendors provide goods for sale directly to the public;
 - (ii) where the goods may be sold both inside and outside of a building;
 - (iii) where the vendors may change on a frequent or seasonal basis;
 - (iv) where the goods being sold are finished consumer goods, food products, produce, handcrafted articles, antiques or second hand goods;
 - (v) where the items being sold are not live animals;
 - (vi) that does not have seating for the public that is greater than 75.0 square metres; and
 - (vii) that requires 4.5 parking stalls per 100.0 square metres of gross floor area.
- (b) "Restaurant: Licensed-Small" means a use:
 - (i) where food is prepared and sold for consumption on the premises and may include the sale of prepared food for consumption off the premises;
 - (ii) where a specific license for the sale of liquor is issued by the Alberta Gaming and Liquor Commission that allows minors on the premises at any time;
 - (iii) that has a public area less than 75.0 square meters;
 - (iv) that may have a minimum of 10.0 square metres of public area used for the purpose of providing entertainment;
 - (v) that does not have any openings, except emergency exits, loading bay doors or non-opening windows, on a façade that faces a residential district or abuts a lane separated from the parcel from a residential district;

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SCHEDULE B

CONTINUED

- (vi) must not have an exterior entrance located on a façade that faces a residential district, unless that façade is separated by an intervening street; and
- (vii) requires a minimum of 2.85 parking stalls per 10.0 square metres of public areas.

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 A Agricultural and Open Space District shall apply to the Permitted Uses and the Discretionary Use Rules of the A Agricultural and Open Space District shall apply to the Discretionary Uses.

BYLAW NO. 60Z2007

ADVERTISED IN Calgary Herald on Thursday May 17, 2007

17 BYLAW 60Z2007
MAHOGANY

To redesignate the land located at 16808, 17525 and 18255 72th St. S.E., 17650R 56th St. S.E., 18007 88th St. S.E., 16150 52nd St. S.E. and the closed roads (Plan 0119267, Block 1, Lots 2 and 5; Plan 0513961, Block 1, Lot 1; portions of Section 26-22-29-4; a portion of the N 1/2 Section 23-22-29-4; portion of the N.E. 1/4 Section 22-22-29-4; Plan 0711945, Area A, B, C and D) from Undesignated Road Right-of-Way and UR Urban Reserve District to R-1 Residential Single-Detached District, R-1A Residential Narrow Lot Single-Detached District, R-2A Residential Narrow Lot Single-Detached District, RM-4/75 Residential Medium Density Multi-Dwelling District, RM-7 Residential High Density Multi-Dwelling District, C-1A Local Commercial District, C-5/75 Shopping Centre Commercial District, PE Public Park, School and Recreation District, PS Public Service District and DC Direct Control District to accommodate residential, mixed-use and private amenities.

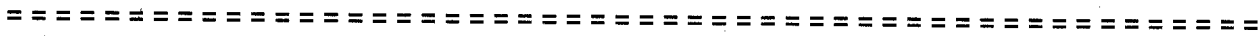
BYLAW NO. 60Z2007

ADVERTISED IN Calgary Sun on Thursday May 24, 2007

17 BYLAW 60Z2007
MAHOQANY

To redesignate the land located at 18808, 17625 and 18255 72th St. S.E., 17650R 56th St. S.E., 18007 88th St. S.E., 18150 52nd St. S.E. and the closed roads (Plan 0113267, Block 1, Lots 2 and 5; Plan 0510961, Block 1, Lot 1; portions of Section 26-22-29-4; a portion of the N 1/2 Section 23-22-29-4; portion of the N.E. 1/4 Section 22-22-29-4; Plan 0711945, Area A, B, C and D) from Undesignated Road Right-of-Way and UR Urban Reserve District to R-1 Residential Single-Detached District, R-1A Residential Narrow Lot Single-Detached District, R-2A Residential Narrow Lot Single-Detached District, RM-4/75 Residential Medium Density Multi-Dwelling District, RM-7 Residential High Density Multi-Dwelling District, C-1A Local Commercial District, C-5/75 Shopping Centre Commercial District, PE Public Park, School and Recreation District, PS Public Service District and DC Direct Control District to accommodate residential, mixed-use and private amenities.

TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/60Z2007

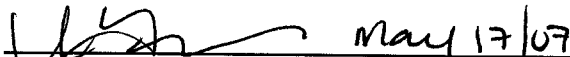


APPROVED AS TO CONTENT



HEAD - ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM



CITY SOLICITOR

BUDGET PROGRAM NO.
(if applicable)

DATE OF COUNCIL INSTRUCTION
(if applicable)
