

BYLAW NUMBER 48D2008

**BEING A BYLAW OF THE CITY OF CALGARY
TO AMEND THE LAND USE BYLAW 1P2007
(LAND USE AMENDMENT LOC2007-0043)**

WHEREAS it is desirable to amend the Land Use Bylaw Number 1P2007 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 Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District 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.

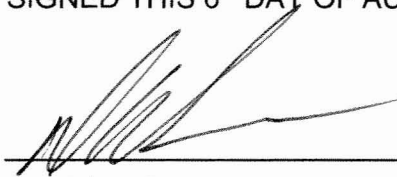
READ A FIRST TIME THIS 14th DAY OF JULY, 2008.

READ A SECOND TIME, AS AMENDED, THIS 28th DAY OF JULY, 2008.

READ A THIRD TIME, AS AMENDED, THIS 28th DAY OF JULY, 2008.



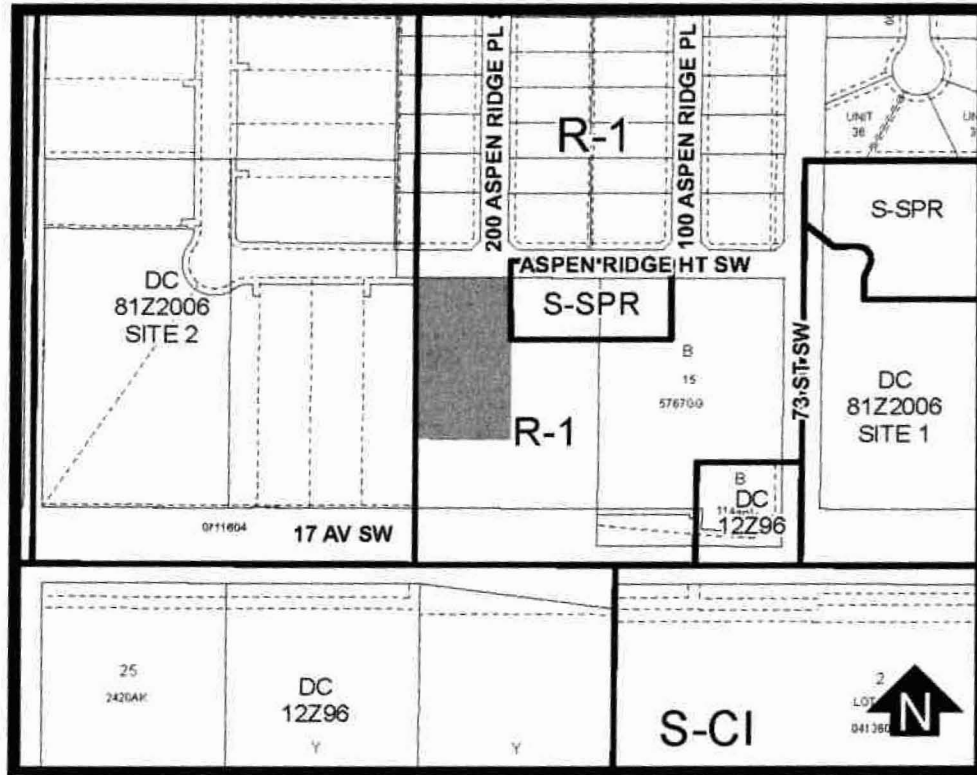
MAYOR
SIGNED THIS 6th DAY OF AUGUST, 2008.



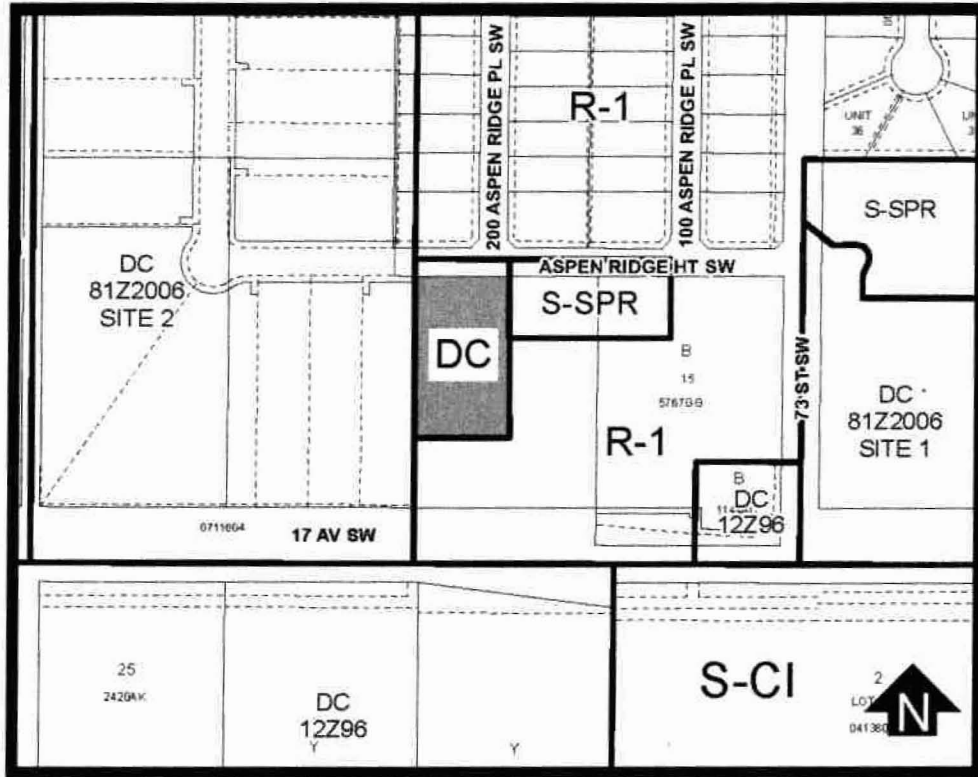
CITY CLERK
SIGNED THIS 6th DAY OF AUGUST, 2008.

AMENDMENT LOC2007-0043
BYLAW NUMBER 48D2008

SCHEDULE A



SCHEDULE B



DC DIRECT CONTROL DISTRICT

Purpose

1 This Direct Control District is intended to:

- (a) provide for a **Child Care Service**; and
- (b) maintain the *permitted* and *discretionary uses* of the R-1 Residential – One Dwelling District.

Compliance with Bylaw 1P2007

2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District.

Reference to Bylaw 1P2007

3 Within this Direct Control District, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

SCHEDULE B

CONTINUED

Permitted Uses

- 4 The *permitted uses* of the R-1 Residential – One Dwelling District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

Discretionary Uses

- 5 The *discretionary uses* of the R-1 Residential – One Dwelling District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District with the additional discretionary use of:

- (a) **Child Care Service.**

Bylaw 1P2007 District Rules

6. **Unless otherwise specified, the rules of the R-1 Residential – One Dwelling District of Bylaw 1P2007 apply in this Direct Control District.**

Capacity

- (a) **The maximum number of children in the Child Care Service located on the parcel at one time is 50 children enrolled in a full-time program and 30 children enrolled part-time.**

Building Setback

- (b) **The minimum building setback for a Child Care Services along the westerly property line is 7.5 metres.**
- (c) **The minimum building setback for a Child Care Service along the southerly property line is 7.5 metres.**

Landscaping

- (d) **For a Child Care Service, the setback areas along the westerly property line and southerly property line, must be landscaped as follows:**

- (i) **be a soft surfaced landscaped area;**
- (ii) **have a minimum of 1.0 trees for every 15.0 square metres; and**

SCHEDULE B

CONTINUED

- (iii) provide trees planted in a linear arrangement along the length of the setback area.

Siting of the Building

- (e) The front façade of Child Care Service building must be oriented to the north, along Aspenridge Ht SW, (Formerly known as 16 Av SW), to be compatible with the building location and streetscape of the Single Detached Dwellings to the west.

Access

- (f) Vehicular access must be from an internal private road or public thoroughfare that would be located along the easterly portion of the parcel.

Parking

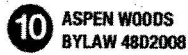
- (g) Motor vehicular parking stalls, drop-off and pick-up stalls for the Child Care Service must be located on the same parcel.

Screening of Buses

- (h) The Child Care Service may store up to a maximum of three (3) buses, each with a gross vehicle weight not more than 4500 KG, which must be stored on the parcel, either inside a building attached to the Child Car Service or in a detached building. There must not be any outside storage of buses.

BYLAW NO. 48D2008

ADVERTISED IN: Calgary Sun on Thursday May 22, 2008




To redesignate the land located at 7542 – 17 Avenue SW
(Plan 5767GG, Block B, Lot 14) from R-1 Residential –
One Dwelling District to DC Direct Control District to
accommodate a child care service.

TO: CITY CLERK
FROM: DEVELOPMENT AND BUILDING APPROVALS
RE: LUB/48D2008

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APPROVED AS TO CONTENT



IAN COPE
HEAD – ORIGINATING BUSINESS UNIT

APPROVED AS TO FORM



SHARI SHIGEHIRO
CITY SOLICITOR

BUDGET PROGRAM NO.
(if applicable)

DATE OF COUNCIL INSTRUCTION
(if applicable)
