

**BYLAW NO. 11Z2008**

**BEING A BYLAW OF THE CITY OF CALGARY TO AMEND THE CITY OF  
CALGARY LAND USE BYLAW 2P80 AND THE LAND USE BYLAW  
1P2007 (LAND USE AMENDMENT LOC2007-0035)**  
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**WHEREAS** it is desirable to amend The City of Calgary Land Use Bylaw Number 2P80 and the Land Use Bylaw 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:**

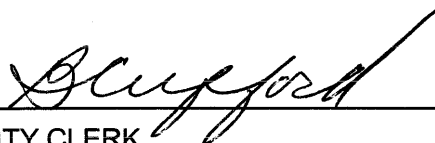
1. The City of Calgary Land Use Bylaw, being Bylaw 2P80 of the City of Calgary, is hereby amended by deleting that portion of the Land Use Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use Map shown as shaded on Schedule "B" to this Bylaw, including any Land Use Designation, or specific Land Uses and Development Guidelines contained in the said Schedule "B".
2. 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 "C" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "D" of this Bylaw.
3. Paragraph 1 of this Bylaw comes into force on the date it is passed, and paragraph 2 of this Bylaw comes into force on June 1, 2008.

READ A FIRST TIME THIS 14<sup>th</sup> DAY OF JANUARY, 2008.

READ A SECOND TIME THIS 10<sup>th</sup> DAY OF MARCH, 2008.

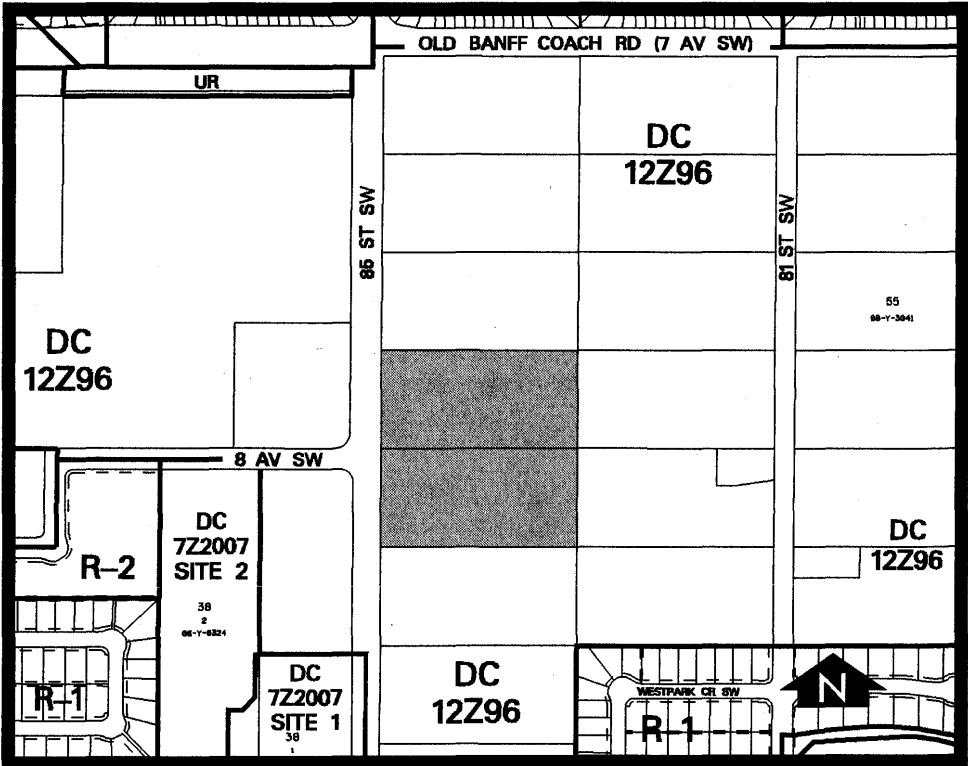
READ A THIRD TIME THIS 10<sup>th</sup> DAY OF MARCH, 2008.

  
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MAYOR  
SIGNED THIS 10<sup>th</sup> DAY OF MARCH, 2008.

  
\_\_\_\_\_  
ACTING CITY CLERK  
SIGNED THIS 10<sup>th</sup> DAY OF MARCH, 2008.

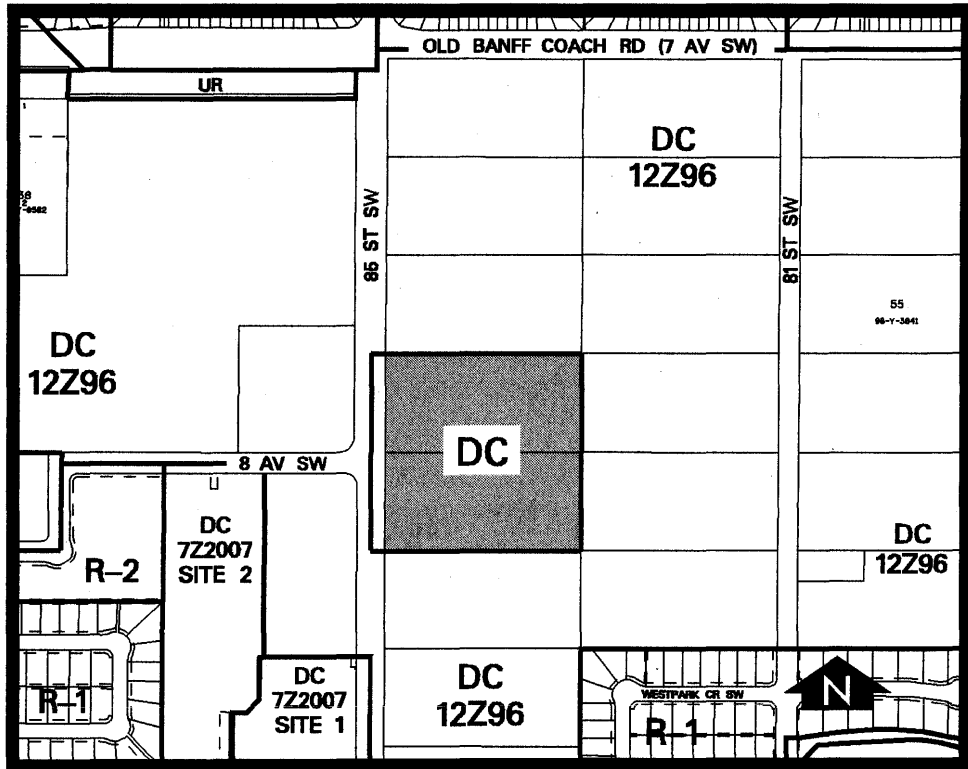
**Amendment LOC2007-0035  
Bylaw 11Z2008**

**SCHEDULE A**



# Amendment LOC2007-0035 Bylaw 11Z2008

## SCHEDULE B



### DC DIRECT CONTROL DISTRICT

1. Land Use

The Permitted Uses of the RM-4 Residential Medium Density Multi-Dwelling District shall be the Permitted Uses, and the Discretionary Uses shall be as follows:

- Comprehensively-designed church and apartment building complex
- Power Generation Facility, Mid-scale
- Power Generation Facility, Small-scale
- Signs
- Utility Building

# Amendment LOC2007-0035 Bylaw 11Z2008

## SCHEDULE B

### CONTINUED

#### 2. Development Guidelines

The General Rules for Residential Districts contained in Section 20 of Bylaw 2P80 and the Permitted and Discretionary Use Rules of the RM-4 Residential Medium Density Multi-Dwelling District shall apply, unless otherwise noted below.

##### (a) Density

The maximum number of dwelling units shall be 70.

##### (b) Location and Siting of Apartment Buildings

(i) Apartment buildings shall only be located within 90 metres of the 85 Street SW right-of-way.

(ii) The cumulative total length of all building façades that are adjacent to 85 Street SW shall be a minimum of 40% of the length of the west property line.

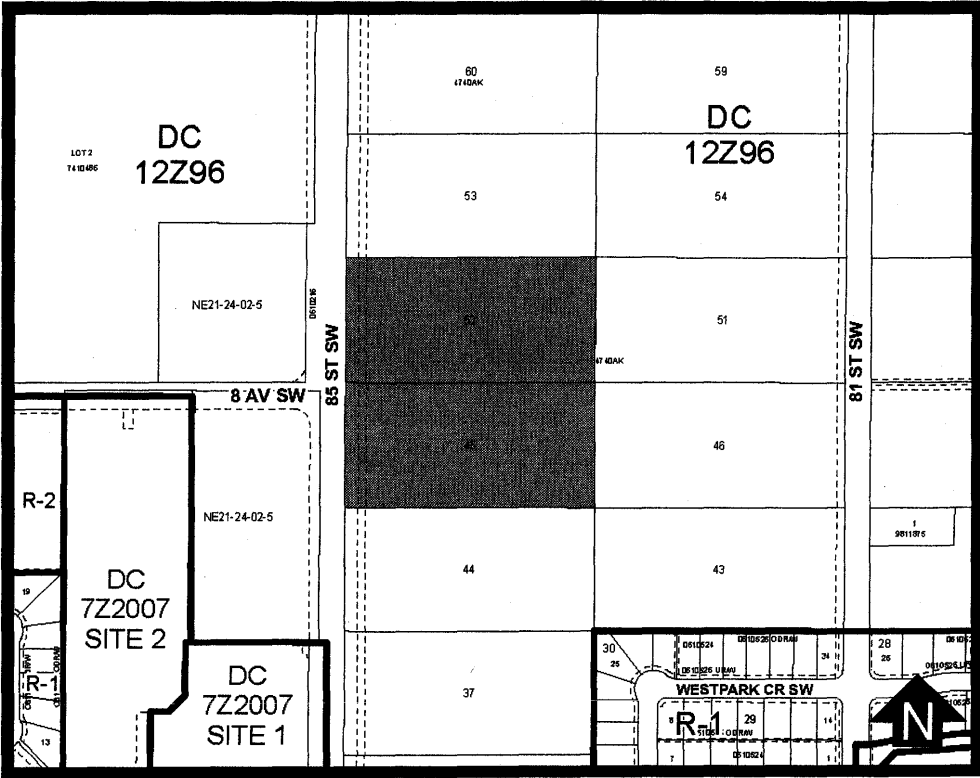
(iii) Parking and loading stalls shall not be located between any apartment building façade and the 85 Street SW right-of-way.

##### (c) Open Space

An area of soft landscaping of approximately 0.39 hectares shall be provided adjacent to the east boundary of the site.

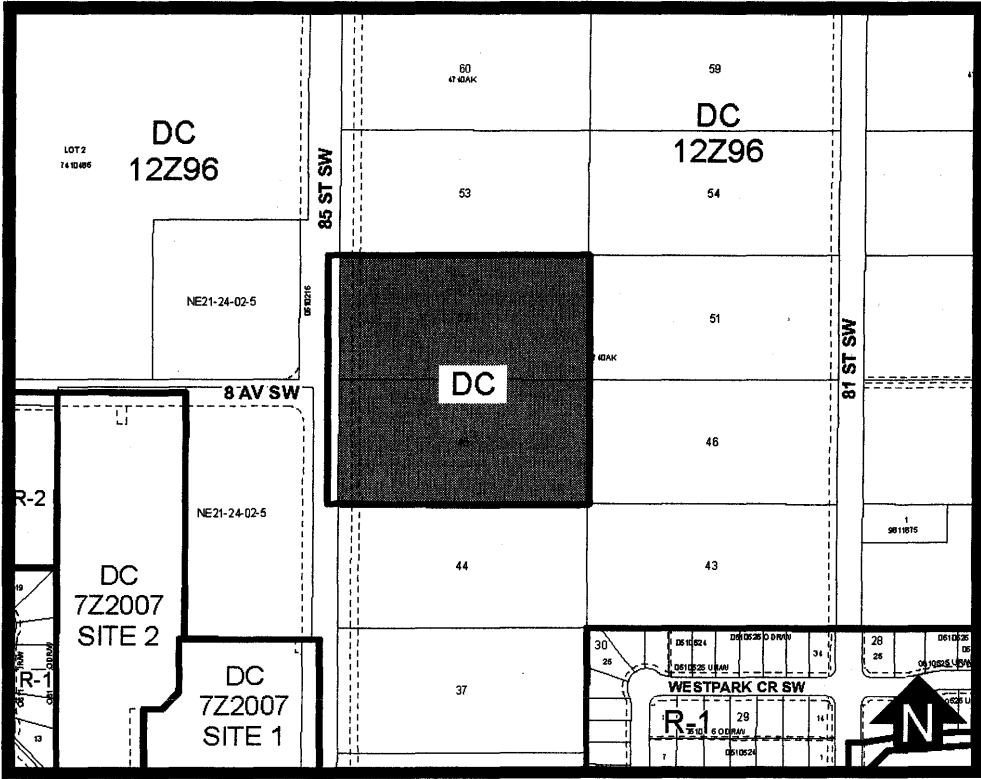
# Amendment LOC2007-0035 Bylaw 11Z2008

## SCHEDULE C



# Amendment LOC2007-0035 Bylaw 11Z2008

## SCHEDULE D



# BYLAW NO. 11Z2008

ADVERTISED IN: Calgary Sun on Thursday December 20, 2007

**11 WEST SPRINGS  
BYLAW 11Z2008**

To redesignate the land located at 782 and 822 - 85 Street SW (Plan 4740AK, Block 45 and Block 52) from DC Direct Control District to DC Direct Control District to accommodate a comprehensively-designed church and apartment building complex. (Bylaw 2P80)

To redesignate the land located at 782 and 822 - 85 Street SW (Plan 4740AK, Block 45 and Block 52) from DC Direct Control District to DC Direct Control District to accommodate a comprehensively-designed church and apartment building complex. (Bylaw 1P2007)

TO: CITY CLERK  
FROM: DEVELOPMENT AND BUILDING APPROVALS  
RE: LUB/11Z2008

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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)

\_\_\_\_\_